

Improving High Peak



High Peak Borough Council

**Supplementary Planning Document
Residential Design Guide**

Sustainability Appraisal Report

**Incorporating an Environmental Report under the
Environmental Assessment of Plans and Programmes
Regulations 2004**

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High Peak Borough Council
working for our community

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Compliance with SEA Directive

Components making up the Environmental Report

This Sustainability Appraisal Report incorporates the requirements for an Environmental Report under the Environmental Assessment of Plans and Programmes Regulations 2004. These Regulations transpose the Strategic Environmental Assessment Directive (European Directive 2001/42/EC) into English law.

The places in the Sustainability Appraisal Report where the components which are required in relation to the Environmental Report are signposted in the table below.

Information to be included in an Environmental Report under the SEA Regulations	Relevant sections in the SA Report
An outline of the Contents, main objectives of the plan and its relationship with other relevant plans and programmes.	Sections 3.7-3.8 & 4.1-4.3 Appendix 2
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.	Section 4.4-4.12 Appendix 3
The environmental characteristics of areas likely to be significantly affected.	Section 4.8-4.12 Appendix 3
Any existing environmental problems which are relevant to the plan, including in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	Section 4.8-4.11 Appendix 3
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 4.1-4.3 Appendix 2
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage, landscape and the interrelationship between the above factors.	Section 6 Table 5
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan.	Section 6 Table 5
An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties.	Sections 2,4 & 5
A description of measures envisaged concerning monitoring.	Section 7
A non-technical summary of the information provided above.	Section 1

Supplementary Planning Document: Residential Design Guide

Sustainability Appraisal Report

1. SUMMARY AND OUTCOMES

1.1 This section provides a non-technical summary of the Sustainability Appraisal report, setting out the process and the difference that this process has made. Contact details are also provided, with information about how to comment on the Report during the consultation period.

Non-technical summary

Background

1.2 The Supplementary Planning Document (SPD): Residential Design Guide will provide a local contribution to the national agenda related to improving the quality of new housing layout and design. It will provide an objective tool to help establish what is meant locally by good design.

1.3 The purpose of the Sustainability Appraisal (SA) is to promote sustainable development through the integration of sustainability considerations into the preparation and adoption of the SPD. The SA considers the SPD's implications, from a social, economic and environmental perspective, by assessing options and the draft SPD against available baseline data and sustainability objectives.

1.4 SA is mandatory for SPDs under the requirements of the Planning and Compulsory Purchase Act (2004). SAs of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations.

The appraisal methodology

1.5 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) Consultation Paper "Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks" September 2004. This guidance was updated in April 2005 by an ODPM Interim Advice Note on frequently asked questions.

1.6 The level of detail and the scope that the SA covered was agreed by key stakeholders involved in the SA process as part of consultation on an SA Scoping Report. This report was produced to set out the initial context and findings of the SA and the proposed approach to the appraisal process.

Relationship to other plans, programmes and objectives

1.7 The purpose of reviewing other plans and programmes and sustainability objectives is to ensure that the relationship between these Documents and the draft SPD has been fully explored. This will in turn ensure that High Peak Borough Council is able to act on any identified inconsistencies between international, national, regional and local objectives.

1.8 A range of national, regional and local strategies were reviewed as part of the SA process and no major inconsistencies were found between policies. The key links identified were with Planning Policy Statement (PPS) 1: Delivering Sustainable Development; PPS7: Delivering sustainable development in rural areas; Planning Policy Guidance 3: Housing; East Midlands Regional Spatial Strategy (RSS8) (March 2005); High Peak Community Strategy and High Peak Borough Council Housing Strategy 2002 – 2006.

Baseline characteristics

1.9 The collection and assessment of information and data about the current and likely future state of the High Peak was used within the SA to help identify sustainability problems and predict the SPD's effects. Where available, comparators, key trends and targets were identified.

1.10 Sources for the baseline data included the Borough Council's Housing Needs and Housing Market Survey 2001; The State of the Countryside in the East Midlands 2004 (Countryside Agency); High Peak Local Plan Annual Monitoring Report 2003; East Midlands Regional Environment Strategy (2002); English Heritage in the East Midlands (2003 – 2005); Environment Agency: State of the Environment Report for the East Midlands and ONS Data.

1.11 Where historic data was available, trends identified included that the number of applications received by the Council to secure suitable accommodation for homeless people have increased markedly in recent years; the Housing Needs Survey 2001 showed that there will be an additional 458 households forming per year in the Borough (of these 38% will not be able to afford private sector housing); increasing numbers of conservation areas are being covered by a Character Appraisal and there are fears that the economic performance of the region may deteriorate markedly over the next few decades because of an over dependency on manufacturing and the minerals sector, under-representation of private services, a lack of sites for employment and transport problems.

The sustainability appraisal framework

1.12 The establishment of SA objectives and criteria is central to the SA process and provides a way in which sustainability effects can be described, assessed and compared. The sustainability objectives used for the SA of the

SPD were drawn from the sustainability issues identified through analysis of the baseline data and review of other plans and strategies, notably the Regional Spatial Strategy which sets the regional sustainable development framework.

1.13 There were seven objectives used in total, organised under the three dimensions of sustainability: social; environmental and economic. The objectives covered a broad range of issues, including: to provide everybody with the opportunity to live in a decent home; to maintain and enhance the quality of landscapes and townscapes; to reduce the effect of traffic on the environment through good scheme design and to enhance the image of the area as a business location.

Key sustainability issues and problems

1.14 Most of the sustainability issues and problems facing the residents of High Peak have previously been identified within existing documents and strategies. Further issues have emerged through the SA process. The process has also sought to identify the evidence to support the selection of key issues from the baseline data.

1.15 Some of the key sustainability issues include: an increase in homelessness, a high proportion of households in unsuitable housing; poor access to facilities and services in highly rural areas of the Borough and the earnings of those relying on local employment being well below regional and national averages whilst the earnings of those commuting to nearby cities tending to be at or above those averages.

Appraisal of strategic options

1.16 A key requirement of the SA is to consider reasonable alternatives as part of the assessment process. The options that were assessed were formulated from the Local Plan process and the Council's intention to provide guidance on delivering high quality housing layout and design for new residential developments. The options assessed were thus:

- Provide a tool to set out detailed and practical advice for the design of residential development.
- Do nothing / business as usual.

1.17 The key changes and the sustainability strengths and weaknesses of each option were identified. This concluded that the preferred option was to provide residential design guidance, the option delivered by the draft SPD.

Appraisal of plan's effects

1.18 The SA provides a record of the prediction and assessment of the potential effects of the draft SPD. The plan objectives were scored on a five point scale (major positive, minor positive, neutral, minor negative and major negative and an uncertain category) against each of the sustainability

objectives. Details of proposed mitigation and enhancement measures were included.

1.19 Generally the draft SPD performed very well against the sustainability objectives and the majority of effects identified were very positive. There were some potential negative effects identified. New developments have potential negative impacts via increasing the effects of traffic on the environment. Also design layouts encouraging use of alternatives to the car may have a potentially negative impact, reducing the suitability of developments for providing appropriate housing for disabled people.

1.20 Measures have generally been identified to mitigate potential negative effects or at least require more detailed consideration of the issue at the planning application stage.

Implementation and monitoring

1.21 A key part of the SA process is establishing how any significant sustainability effects of implementing the SPD will be monitored. Some potential indicators with targets where they exist have been proposed as a starting point for developing the SPD and sustainability monitoring programme. The indicators proposed are based mainly on data already collected by the Council. It is envisaged that the monitoring will be on an annual basis, although updates of some indicators may not be available with this frequency.

1.22 Details are provided in the SA Report of the process that will follow the period of public consultation alongside the draft SPD.

Difference the process has made

1.23 The SA process and the preparation of the SPD have been initiated to build upon the Council's stated ambitions in the Local Plan. Therefore the SA has found that implementing the draft SPD will have overall positive benefits on sustainability.

1.24 However some opportunities for further enhancement have been identified through the SA process and these recommendations have been incorporated in the consultation draft of the SPD.

How to comment on this report

1.25 Details of how to comment on the SA report are provided below.

1.26 Public consultation on the draft SPD: Residential Design Guide and its Sustainability Appraisal Report runs from 21st July to 1st September 2005.

1.27 All comments must be received by 5pm Thursday 1st September 2005.

Comments can be submitted by:

Post to: Forward Planning
High Peak Borough Council
Municipal Buildings
Glossop
Derbyshire SK13 8AF

E-mail to: localplan@highpeak.gov.uk

Via the web through www.highpeak.gov.uk

1.28 Where possible we would be grateful if the enclosed standard form could be used for recording comments made.

2. APPRAISAL METHODOLOGY

Approach adopted

2.1 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) Consultation Paper "Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks" September 2004. An ODPM Interim Advice Note on frequently asked questions updated this guidance in April 2005.

2.2 Table One on the next page sets out the SA stages and tasks, based on those listed in the draft Government guidance. This SA Report represents the completion of up to Stage C of the SA process.

Timetable and responsibility

2.3 The SA of the draft SPD was undertaken between February and July 2005, in advance of the formal consultation on the draft SPD taking place in July and August 2005.

2.4 The timing of key SA outputs and tasks is set out below.

- Preparation of the SA scoping report: February – May 2005.
- Circulation of SA Scoping Report to Consultation bodies and key stakeholders for comment: June 2005.
- Appraisal of strategic options: June 2005.
- Preparation of responses to comments from consultees: July 2005.
- Preparation of SA Report: July 2005.

2.5 The SA has been undertaken by the Environmental Planning Officer at High Peak Borough Council.

Table 1: Sustainability Appraisal stages and tasks

Pre-Production
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope.
Tasks
<ul style="list-style-type: none"> • Identify and review other relevant plans, programmes and sustainable development objectives that will affect or influence the SPD. • Collect relevant social, environmental and economic baseline information. • Identify key sustainability issues for the SA to address. • Develop the SA framework, consisting of the sustainability objectives, indicators and targets. • Test the SPD objectives against the sustainability objectives and whether the SPD objectives are consistent with one another. • Produce Scoping Report and consult Consultation Bodies and other key stakeholders on the scope of the appraisal and the key issues and possible options for solutions.
Production
Stage B: Developing and refining options.
Tasks
<ul style="list-style-type: none"> • Carry out appraisal of the SPD options and make recommendations for improvement.
Stage C: Appraising the effects of the draft SPD.
Tasks
<ul style="list-style-type: none"> • Predict the effects and carry out detailed assessment of the effects of the draft SPD. • Propose measures to maximise beneficial effects and mitigate adverse effects. • Develop proposals for monitoring. • Prepare the final SA Report of the draft SPD.
Stage D: Consultation on the SA Report and draft SPD.
Tasks
<ul style="list-style-type: none"> • Consult on the final SA Report along with the draft SPD. • Carry out, where necessary, appraisal of any significant changes made as a result of representations.
Adoption and Monitoring
Tasks
<ul style="list-style-type: none"> • Inform consultees that SPD has been adopted. • Issue statement summarising information on how the SA results and consultees' opinions were taken into account, reasons for choice of options and proposals for monitoring, including in relation to any recommended changes. • Make SPD and SA Report available for public viewing.
Stage E: Monitoring implementation of the SPD.
Tasks
<ul style="list-style-type: none"> • Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects. • Undertake appropriate remedial action where necessary.

Consultation arrangements

2.6 In May 2005 an SA Scoping Report was produced to set out the initial context and findings of the SA and the proposed approach to the rest of the appraisal. The aim was to ensure that the SA was comprehensive and addresses all relevant issues and objectives, by enabling input from key stakeholders and consultation bodies at an early stage in the process.

2.7 The Scoping Report set out an initial assessment of:

- The relationship between the SPD and other relevant plans and programmes.
- Relevant sustainability objectives established at the national, regional and local level.
- The current environmental, social and economic baseline and any trends.
- The likely key sustainability issues.

2.8 The Report also set out the proposed methodology for the SA, giving details of its proposed level of detail and scope.

2.9 Comments on the Scoping Report were invited from the four consultation bodies required by the SEA Regulations together with other key consultees representing social, economic and environmental interests in High Peak. These organisations were identified using the High Peak Borough Council Statement of Community Involvement.

2.10 A list of those consulted is included at Appendix One.

3. BACKGROUND

Purpose of the Sustainability Appraisal (SA) and the SA Report

3.1 The purpose of SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. The objective of this SA is to inform the development of the Supplementary Planning Document: Residential Design Guide. The SA considers the SPD's implications from a social, economic and environmental perspective, by assessing options and the draft SPD against available baseline data and sustainability objectives.

3.2 SA is mandatory for Local Development Documents (LDD) under the requirements of the Planning and Compulsory Purchase Act 2004. These Documents include Development Plan Documents (DPD) and Supplementary Planning Documents (SPD).

3.3 This SA Report is the key output of the SA process, documenting the work carried out during the appraisal of the SPD.

Background to SPD: Residential Design Guide

3.4 In March 2004 Consultants Taylor Young were commissioned to prepare Supplementary Planning Guidance on Residential Design on behalf of High Peak Borough Council. The Consultants' final report was received in August 2004. In October 2004, the Borough Council decided to translate the Guidance into a Supplementary Planning Document. The Document thus became subject to Sustainability Appraisal.

3.5 The proposed Supplementary Planning Document (SPD): Residential Design Guide aims to provide a local contribution to the national agenda related to improving the quality of new housing layout and design. It will provide an objective tool to help establish what is meant locally by good design.

3.6 The SPD covers all of High Peak Borough outside the Peak District National Park and relates to saved Policy GD4 (Character, Form and Design) and Policy H11 (Layout and Design of Residential Development) in the High Peak Local Plan 2005.

Plan objectives and content

3.7 High Peak Borough Council is committed to achieving a high standard of design in new residential development. Proposed guidance will serve the following main purposes:

- Expand upon Local Development Plan policy to provide more detailed and practical design advice for the design of residential development.
- Provide data on the dominant settlement patterns, building forms and building details distinct within the Borough.
- Promote an approach to design grounded in an understanding of the qualities that contribute to local distinctiveness and sense of place in High Peak.
- Encourage an approach towards residential design that is mindful of context but is also innovative.
- Provide an effective and transparent mechanism for reviewing design quality as part of the planning process.
- Offer greater certainty to developers and their designers in understanding the aspirations of the Council.

Summary of plan objectives

3.8 Where appropriate, the SPD aims to secure:

1. High visual amenity of new residential developments, in keeping with local heritage and landscape character and distinctiveness.
2. Building design contributing to energy and water conservation.
3. Estate layout contributing to community safety and green space, linking that space to wider green networks wherever feasible.
4. Developments accessible to everyone including disabled people.
5. Residential layouts encouraging more sustainable methods of transport.

Compliance with the SEA Directive / Regulations

3.9 In accordance with the Government's draft guidance on Strategic Environmental Assessment (SEA), SAs of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. While SEA and SA are distinct processes, the intention of this SA is to adopt an approach to appraisal that also meets the requirements of the SEA Directive and Regulation.

4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

Links to other strategies, plans, programmes and sustainability objectives

4.1 The purpose of reviewing other plans and programmes and sustainability objectives is to ensure that the relationship between these Documents and the draft SPD has been fully explored. This will in turn ensure that High Peak Borough Council is able to act on any identified inconsistencies between international, national, regional and local objectives.

4.2 Table Two below shows a list of the plans and strategies that were reviewed as part of the SA. Appendix Two contains a review of these and the implications for the SPD.

Table Two: List of plans and strategies reviewed

International and national
National Air Quality Strategy 2000
Securing the Future - UK Government sustainable development strategy 2005
PPS1 Delivering sustainable development
PPS7 Delivering sustainable development in rural areas
PPG3 Housing
PPG9 Nature Conservation
Regional / Sub-regional
East Midlands Integrated Regional Strategy 2000
East Midlands Regional Environment Strategy 2002
East Midlands Regional Economic Strategy (Destination 2010) 2003
East Midlands Regional Spatial Strategy (RSS8) March 2005
East Midlands Draft Regional Housing Strategy 2004-2010
The Landscape Character of Derbyshire
Derbyshire Community Strategy 2003 - 2006
Derbyshire Cultural Strategy 2002 - 2007
Regional Forestry Framework for the East Midlands Space4trees 2005
Second Derbyshire Local Transport Plan 2006 – 2011
Local
High Peak Community Strategy
High Peak Community Safety Strategy 2002 - 2005
Peak District Bio-Diversity Action Plan 2001
High Peak Borough Council Housing Strategy 2002 – 2006
Improving High Peak Priorities for Action 2005 – 2010. A five year plan for the Council.
Peak District Sustainable Tourism Strategy 2000
High Peak and Dales Primary Care Trust local delivery plan 2005 - 2008

4.3 No inconsistencies between policies were identified. The key links identified were with Planning Policy Statement (PPS) 1: Delivering Sustainable Development; PPS7: Delivering sustainable development in rural areas; Planning Policy Guidance 3: Housing; East Midlands Regional Spatial Strategy (RSS8) (March 2005); High Peak Community Strategy and High Peak Borough Council Housing Strategy 2002 – 2006.

Baseline Characteristics

4.4 The High Peak is made up of stunning landscapes with historic villages and market towns. The Landscape Character Assessment of Derbyshire has defined the principal landscape type as Settled Valley Pastures. The High Peak has a population of 91,600 and lies in the north-west of Derbyshire and the western tip of the East Midlands region. 1.26% of the population are from minority ethnic groups.

4.5 The area lies between Manchester and Sheffield and adjoins Derbyshire Dales. Its position places it within 60 miles of one third of the population of England. The Peak District National Park covers approximately

two thirds of the land area of the High Peak, with 6,200 residents (16% of the Park's overall population). However, 93% of the High Peak's population live outside the National Park, mainly in the towns of Glossop, New Mills, Chapel-en-le-Frith, Whaley Bridge and Buxton situated to the west of the Borough.

4.6 Unemployment in the High Peak is consistently lower than regional and national averages. Almost half of the working population commutes to work outside the High Peak and Derbyshire, mainly into Greater Manchester. Commuting flows into the High Peak are much lower. The earnings of those who rely on local employment are well below regional and national averages; however, earnings of those commuting to nearby cities are more likely to be at or above regional and national averages. School achievement levels are generally higher in High Peak than the Derbyshire and national average.

4.7 The High Peak does not lie on the national motorway or main line rail networks, although it is quite well served by local rail services and other public transport links to Manchester and Sheffield. However, public transport links within the High Peak are limiting. There are two major cross-Pennine routes through the High Peak, the A57 and A628 linking the M67 and M1.

Baseline data

4.8 The collection of baseline data for the SPD has helped to identify the key social, economic and environmental issues that need to be addressed.

4.9 A summary of the data collected and issues identified from this are set out in Appendix Three.

4.10 Sources for the baseline data included the Borough Council's Housing Needs and Housing Market Survey 2001; The State of the Countryside in the East Midlands 2004 (Countryside Agency); High Peak Local Plan Annual Monitoring Report 2003; East Midlands Regional Environment Strategy (2002); English Heritage in the East Midlands (2003 – 2005); Environment Agency: State of the Environment Report for the East Midlands and ONS Data.

4.11 Where historic data was available, trends identified included that the number of applications received by the Council to secure suitable accommodation for homeless people have increased markedly in recent years; the Housing Needs Survey 2001 showed that there will be an additional 458 households forming per year in the Borough (of these 38% will not be able to afford private sector housing); increasing numbers of conservation areas are being covered by a Character Appraisal and there are fears that the economic performance of the region may deteriorate markedly over the next few decades because of an over dependency on manufacturing and the minerals sector, under-representation of private services, a lack of sites for employment and transport problems.

Future baseline

4.12 The Borough Council is working with partners to implement its Community Strategy which over the long term will improve people's quality of life in High Peak. Similarly, implementation of the Borough's Housing Strategy will help to remedy the problems of homelessness and unsuitable housing. The SPD will help to ensure the realisation of all opportunities to maximise the social benefits to be gained through improved residential layout and design.

Data Collection limitations

4.13 Collection of baseline data is on-going. New information or issues may emerge with relevance to the Appraisal.

The Sustainability Appraisal framework

4.14 The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives provides a way in which sustainability effects can be described, assessed and compared. Sustainability objectives are distinct from those of the SPD, but in some cases will overlap.

4.15 The sustainability objectives used for the SA of the SPD were drawn from the sustainability issues identified through analysis of the baseline data and review of other plans and strategies, notably the Regional Spatial Strategy which sets the regional sustainable development framework.

4.16 There were seven objectives used in total, organised under the three dimensions of sustainability: social; environmental and economic. The objectives covered a broad range of issues, including: to provide everybody with the opportunity to live in a decent home; to maintain and enhance the quality of landscapes and townscapes; to reduce the effect of traffic on the environment through good scheme design and to enhance the image of the area as a business location.

4.17 The SA Framework objectives targets and indicators are shown in Table Three on the following page.

Table Three: SA Framework objectives targets and indicators

Objective	Target	Indicator
Social objectives		
To provide everybody with the opportunity to live in a decent home.	30% affordable housing on all new developments of more than 15 dwellings. In settlements of less than 3,000 population, require affordable housing contributions on all new developments of more than 5 dwellings or 0.17 Ha.	Affordable housing completion figures.
To improve the quality of where people live.	60% of people surveyed who feel that, by working together with people in their neighbourhood, they can influence decisions affecting their local area in 2006/07.	SP24 – The % of people surveyed who feel that, by working together with people in their neighbourhood, they can influence decisions affecting their local area.
Environmental objectives		
To maintain and enhance the quality of townscapes.	Increase the number of Conservation areas with a Character Appraisal.	BV 219a Preserving the Special Character of Conservation Areas: Total number of conservation areas in the local authority area.
To maintain and enhance the quality of landscapes.	Undertake Landscape Character Assessment of High Peak and translate this into further Supplementary Planning guidance.	Planning guidance issued on basis of Landscape Character Assessment.
To reduce the effect of traffic on the environment through good scheme design.	Annual increase on 2003 baseline.	Number of travel plans being prepared in the Borough.

Objective	Target	Indicator
To reduce the effects of housing development on biodiversity.	Increase in the percentage area of all land designated as a Site of Importance for Nature Conservation which has been assessed and found to be in “favourable”, or “unfavourable recovering” condition, categorised by Peak District Biodiversity Action Plan broad habitat type.	The percentage area of all land designated as a Site of Importance for Nature Conservation which has been assessed and found to be in “favourable”, or “unfavourable recovering” condition, categorised by Peak District Biodiversity Action Plan broad habitat type.
To reduce contribution to climate change and to conserve water supplies through good building design.	Annual increase from March 2003 baseline.	Percentage of new dwellings which incorporate water saving measures. Percentage of new dwellings which meet the recommended SAP (Standard Assessment Procedure) levels for new housing.
Economic objectives		
To enhance the image of the area as a business location.	Increase in the number of business location enquiries handled.	Number of business location enquiries handled.

Key Sustainability issues and problems

4.18 Most of the sustainability issues and problems facing the residents of High Peak have previously been identified within existing documents and strategies. Further issues have emerged through the SA process. The process has also sought to identify the evidence to support the selection of key issues from the baseline data.

4.19 Some of the key sustainability issues include: an increase in homelessness, a high proportion of households in unsuitable housing; poor access to facilities and services in highly rural areas of the Borough and the earnings of those relying on local employment being well below regional and national averages, whilst the earnings of those commuting to nearby cities tending to be at or above those averages.

4.20 Table Four on the next page summarises the key sustainability issues and the evidence to support it.

Table Four: Sustainability issues identified

Regional SD Framework	SEA Directive topic	Other plans/strategies	Sustainability issues identified
To address social exclusion, through the regeneration of disadvantaged areas and reducing regional inequalities in the distribution of employment, housing, health and other community facilities.	Population and human health. Social inclusiveness.	PPG3 Housing. High Peak Housing Strategy 2002 – 2006.	Increase in homelessness. High proportion of households in unsuitable housing.
To protect and where possible enhance the quality of the environment in urban and rural areas so as to make them safe and attractive places to live and work.	Population and human health.	PPS1 Delivering sustainable development, PPS7 Delivering sustainable development in rural areas. PPG9 Nature Conservation. High Peak Community Safety Strategy 2002 – 2005.	New residential developments should allow for a good quality of physical environment and the benefits that this brings in terms of health and wellbeing, amenity and enjoyment.
Understand, conserve and enhance the historic environment of the East Midlands, in recognition of its own intrinsic value and its contribution to the region's quality of life.	Cultural heritage and landscape.	PPG 15 Planning and the Historic environment. Derbyshire Cultural Strategy 2002 – 2007.	New residential developments should be designed in keeping with the Character of the local area, both its landscape and its heritage.
To encourage the provision of public transport and opportunities for the use of other non-car modes of travel.	Air. Climatic factors.	PPS7 Delivering sustainable development in rural areas. Second Derbyshire Local Transport Plan 2006 – 2011. PPG13 Transport.	Protect good air quality locally.

Regional SD Framework	SEA Directive topic	Other plans/strategies	Sustainability issues identified
To promote good design in development so as to achieve high environmental standards and optimum social benefits.	Population and human health.	PPS1 Delivering sustainable development, PPS7 Delivering sustainable development in rural areas.	Good quality design should reduce environmental impacts of development.
To promote and improve economic prosperity, employment opportunities and regional competitiveness.	Economic development.	PPS1 Delivering sustainable development, PPS7 Delivering sustainable development in rural areas.	Attract new investment and skilled workers to the area.

5. APPRAISAL OF STRATEGIC OPTIONS

5.1 One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process. During the development of the draft SPD, a range of options were considered, assessed and debated.

5.2 The aim of options appraisal is to assess the preferred option alongside others previously considered, against the sustainability framework. This process enables comparison between options, highlighting any potential implications on sustainability. The appraisal of options also enables recommendations for mitigation of negative impacts and suggestions for modifications to the preferred option as presented in the draft SPD.

5.3 The preferred approach presented in the draft SPD is to provide guidance to help improve the quality of residential layout and design. Clearly within this option, there are a number of sub-options around its detailed implementation, for example the traditional design details highlighted. However, for the purposes of the SA, it is considered appropriate to undertake the appraisal at a more strategic level. Thus the only other viable alternative available was the “do nothing” approach of failing to provide guidance.

Characteristics of the options

Option A: Provide a tool to set out detailed and practical advice for the design of residential development.

5.4 Option A would involve the preparation of a document to provide guidance on delivering high quality housing layout and design for new residential developments.

5.5 Summary of key changes:

- Existing Local Plan policy on residential design expanded to give greater detail and more practical advice.
- Effective and transparent mechanism provided for reviewing design quality as part of the planning process.
- Greater certainty offered to developers and their designers in understanding the residential design aspirations of the Council.

Option B: Do nothing / business as usual.

5.6 Option B would involve no change to the level of practical advice offered to developers, designers and planners with respect to the quality of residential design required by the Council. Assessment of design would continue to rely on Officer experience.

5.7 Summary of key changes: No change.

Summary of the appraisal of strategic options

5.8 The matrix at Appendix Four confirms that the option to prepare supplementary planning guidance on residential design performs well in terms of sustainability in comparison with the option to do nothing.

5.9 The preferred option is thus to provide guidance on the required quality of residential layout and design, the option delivered by the draft SPD.

6. APPRAISAL OF PLAN'S EFFECTS

6.1 This section provides a record of the prediction and assessment of the potential effects of the draft SPD.

6.2 Prediction of effects: identification of the changes to the sustainability baseline predicted to arise from the SPD. Changes described in terms of magnitude, time-frame, permanence, likelihood, significance and whether or not there are cumulative or synergistic effects.

Plan objectives

- High visual amenity of new residential developments, in keeping with local heritage and landscape character and distinctiveness.
- Building design contributing to energy and water conservation.
- Estate layout contributing to community safety and green space, linking that space to wider green networks wherever feasible.
- Developments accessible to everyone including disabled people.
- Residential layouts encouraging more sustainable methods of transport.

Table Five: Summary of the effects of the draft SPD

Plan objective: High visual amenity of new residential developments, in keeping with local heritage and landscape character and distinctiveness.

SA Objective	Criteria for appraisal	Score	Comments: Effects and any Mitigation
Social objectives			
To provide everybody with the opportunity to live in a decent home.	Will it reduce homelessness?	0	Effects: Providing decent, and affordable housing is a core long-term aim of this SPD. In the short to medium term, some residents will remain in current / poor housing. Mitigation / Enhancement: Planning applications based on the Design Guide will need to meet current policies on the provision of affordable housing. This will assist in meeting the Borough need and addressing both the waiting list and homelessness.
	Will it increase the range and affordability of housing for all social groups?	++	
	Will it reduce the number of unfit homes?	+	
To improve the quality of where people live.	Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	Effects: Improving quality of homes is likely to increase neighbourhood identity and pride in the long-term. Mitigation / Enhancement: N/a

SA Objective	Criteria for appraisal	Score	Comments: Effects and any Mitigation
Environmental objectives			
To maintain and enhance the quality of landscapes and townscapes	Will it reduce the amount of derelict, degraded and underused land?	0	<p>Effects: Long term aim is to improve the quality of residential design which will enhance townscape quality. Potential for negative effects during construction. Potential to open up views and create vistas.</p> <p>Mitigation / Enhancement: This and other guidance to make cross reference to the landscape character assessment work, including reference to the planting and management guidelines for each of the High Peak landscape character types.</p>
	Will it improve the landscape and ecological quality and character of the countryside?	++	
	Will it decrease litter in towns and the countryside?	+	
To reduce the effect of traffic on the environment.	Will it reduce traffic volumes?	-	<p>Effects: Increased number of homes / population could increase traffic and travel demand across all modes.</p> <p>Mitigation / Enhancement: Guidance sets out requirement for cycle and pedestrian route provision.</p>
	Will it increase the proportion of journeys using modes other than the car?	-	
	Will it encourage walking or cycling?	-	
To reduce contribution to climate change and to conserve water supplies.	Will it reduce emissions of greenhouse gases by reducing energy consumption?	-/+	<p>Effects: Guidance supports new homes being energy and water efficient. However increased number of homes / population will increase emissions, energy and water use overall. There will be an increase in traffic and construction related energy use.</p> <p>Mitigation / Enhancement: Any effects of detailed proposals to be considered at planning application stage.</p>
	Will it lead to an increased proportion of energy needs being met from renewable resources?	?	
	Will it reduce water consumption?	- / +	

SA Objective	Criteria for appraisal	Score	Comments: Effects and any Mitigation
To reduce the effects of housing development on biodiversity.	Will it conserve and enhance species diversity and in particular avoid harm to protected species?	?	Effects: Landscape Character management guidelines should protect diversity. Mitigation / Enhancement: This and other Guidance to ensure notes on negating/enhancing impacts of development on biodiversity. Guidance should be given to demonstrate how native species can be incorporated to benefit wildlife and the Peak District Biodiversity Action Plan referenced as a source of information on local biodiversity objectives.
Economic objectives			
To enhance the image of the area as a business location.	Will it encourage indigenous business?	+	Effects: Improving the overall townscape will in the long term provide a more attractive location for business investment. Mitigation / Enhancement: N/a
	Will it encourage inward investment?	+	

Plan objective: Building design contributing to energy and water conservation

SA Objective	Criteria for appraisal	Score	Comments: Effects and any Mitigation
Social objectives			
To provide everybody with the opportunity to live in a decent home.	Will it reduce homelessness?	0	Effects: In the long term, properties designed for energy and water conservation should reduce utilities bills for occupiers, addressing the problems of affordable warmth. Mitigation / Enhancement: N/a
	Will it increase the range and affordability of housing for all social groups?	0	
	Will it reduce the number of unfit homes?	0	

SA Objective	Criteria for appraisal	Score	Comments: Effects and any Mitigation
To improve the quality of where people live.	Will it improve the satisfaction of people with their neighbourhoods as places to live?	+	Effects: Overall satisfaction with well designed and efficient housing is the aim in the long term. Mitigation / Enhancement: N/a
Environmental objectives			
To maintain and enhance the quality of landscapes and townscapes	Will it reduce the amount of derelict, degraded and underused land?	0	Effects: Design for environmental performance may improve people's satisfaction with their local environment and lead to reduced littering. However in the short term, increased population may lead to slight increases. Mitigation / Enhancement: N/a
	Will it improve the landscape and ecological quality and character of the countryside?	0	
	Will it decrease litter in towns and the countryside?	+	
To reduce the effect of traffic on the environment.	Will it reduce traffic volumes?	0	Effects: N/a Mitigation / Enhancement: N/a
	Will it increase the proportion of journeys using modes other than the car?	0	
	Will it encourage walking or cycling?	0	
To reduce the effects of housing development on biodiversity.	Will it conserve and enhance species diversity and in particular avoid harm to protected species?	?	Effects: N/a Mitigation / Enhancement: Any effects of detailed proposals to be considered at planning application stage.

SA Objective	Criteria for appraisal	Score	Comments: Effects and any Mitigation
To reduce contribution to climate change and to conserve water supplies.	Will it reduce emissions of greenhouse gases by reducing energy consumption?	++	Effects: Main aim of objective. Mitigation / Enhancement:
	Will it lead to an increased proportion of energy needs being met from renewable resources?	?	
	Will it reduce water consumption?	++	
Economic objectives			
To enhance the image of the area as a business location.	Will it encourage indigenous business?	0	Effects: N/a Mitigation / Enhancement: N/a
	Will it encourage inward investment?	0	

Plan objective: Estate layout contributing to community safety and green space, linking that space to wider green networks wherever feasible

SA Objective	Criteria for appraisal	Score	Comments: Effects and any Mitigation
Social objectives			
To provide everybody with the opportunity to live in a decent home.	Will it reduce homelessness?	0	Effects: N/a Mitigation / Enhancement: N/a
	Will it increase the range and affordability of housing for all social groups?	0	
	Will it reduce the number of unfit homes?	0	
To improve the quality of where people live.	Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	Effects: Central aim is to create well-connected, designed and “liveable” areas, creating a sense of place and identity. In the medium to long term improved layout can play a part in “designing out crime” by ensuring that streets and spaces are used. Mitigation / Enhancement: N/a
Environmental objectives			
To maintain and enhance the quality of landscapes and townscapes	Will it reduce the amount of derelict, degraded and underused land?	?	Effects: Central aim is improved townscape / public realm. Mitigation / Enhancement: N/a
	Will it improve the landscape and ecological quality and character of the countryside?	++	
	Will it decrease litter in towns and the countryside?	0	

SA Objective	Criteria for appraisal	Score	Comments: Effects and any Mitigation
To reduce the effects of housing development on biodiversity.	Will it conserve and enhance species diversity and in particular avoid harm to protected species?	+	Effects: Connectivity of green spaces should have positive effect. Mitigation / Enhancement: Any effects of detailed proposals to be considered at planning application stage.
To reduce the effect of traffic on the environment.	Will it reduce traffic volumes?	+	Effects: An attractive residential layout will encourage movement by foot and bicycle. It may also encourage people to remain in the area and thus reduce the need to travel. Mitigation / Enhancement: N/a
	Will it increase the proportion of journeys using modes other than the car?	+	
	Will it encourage walking or cycling?	+	
To reduce contribution to climate change and to conserve water supplies.	Will it reduce emissions of greenhouse gases by reducing energy consumption?	+	Effects: Where good layout encourages more walking and cycling, this may replace car movements and reduce energy consumption. Mitigation / Enhancement: N/a
	Will it lead to an increased proportion of energy needs being met from renewable resources?	0	
	Will it reduce water consumption?	0	
Economic objectives			
To enhance the image of the area as a business location.	Will it encourage indigenous business?	0	Effects: N/a Mitigation / Enhancement: N/a
	Will it encourage inward investment?	0	

Plan objective: Developments accessible to everyone including disabled people

Environmental objectives			
SA Objective	Criteria for appraisal	Score	Comments: Effects and any Mitigation
Social objectives			
To provide everybody with the opportunity to live in a decent home.	Will it reduce homelessness?	+	Effects: Ensuring that developments are accessible to everyone, including those with impaired mobility will help in the long term to improve social equality. Mitigation / Enhancement: N/a
	Will it increase the range and affordability of housing for all social groups?	++	
	Will it reduce the number of unfit homes?	+	
To improve the quality of where people live.	Will it improve the satisfaction of people with their neighbourhoods as places to live?	+	Effects: Reducing the number of people living in unfit homes will increase in the long term, the number of people satisfied with their neighbourhoods. Mitigation / Enhancement: N/a
To maintain and enhance the quality of landscapes and townscapes	Will it reduce the amount of derelict, degraded and underused land?	0	Effects: N/a Mitigation / Enhancement: N/a
	Will it improve the landscape and ecological quality and character of the countryside?	0	
	Will it decrease litter in towns and the countryside?	0	
To reduce the effects of housing development on biodiversity.	Will it conserve and enhance species diversity and in particular avoid harm to protected species?	?	Effects: N/a Mitigation / Enhancement: Any effects of detailed proposals to be considered at planning application stage.

SA Objective	Criteria for appraisal	Score	Comments: Effects and any Mitigation
To reduce the effect of traffic on the environment.	Will it reduce traffic volumes?	0	Effects: N/a Mitigation / Enhancement: N/a
	Will it increase the proportion of journeys using modes other than the car?	0	
	Will it encourage walking or cycling?	0	
To reduce contribution to climate change and to conserve water supplies.	Will it reduce emissions of greenhouse gases by reducing energy consumption?	0	Effects: N/a Mitigation / Enhancement: N/a
	Will it lead to an increased proportion of energy needs being met from renewable resources?	0	
	Will it reduce water consumption?	0	
Economic objectives			
To enhance the image of the area as a business location.	Will it encourage indigenous business?	0	Effects: N/a Mitigation / Enhancement: N/a
	Will it encourage inward investment?	0	

Plan objective: Residential layouts encouraging more sustainable methods of transport.

SA Objective	Criteria for appraisal	Score	Comments: Effects and any Mitigation
Social objectives			
To provide everybody with the opportunity to live in a decent home.	Will it reduce homelessness?	0	Effects: Potential negative effect on provision of housing for all social groups if design discourages car use and discriminates against those with mobility impairments who have limited choice in mode of transport. Mitigation / Enhancement: Guidance to make clear that the needs of disable people are to be kept in mind when designing layout to encourage sustainable transport.
	Will it increase the range and affordability of housing for all social groups?	?-	
	Will it reduce the number of unfit homes?	0	
To improve the quality of where people live.	Will it improve the satisfaction of people with their neighbourhoods as places to live?	++	Effects: Transport and its impact on living space is a major issue in residential areas. Reducing the impact of cars and improving attractiveness for pedestrians and cyclists will contribute to an area's vibrancy and sense of place. Displacing cars will improve noise pollution. Mitigation / Enhancement: N/a
Environmental objectives			
To maintain and enhance the quality of landscapes and townscapes.	Will it reduce the amount of derelict, degraded and underused land?	?	Effects: Reducing the impact of cars, softening infrastructure and encouraging planting and more attractive streets will add to ecological and physical quality of townscape and open spaces. Mitigation / Enhancement: N/a
	Will it improve the landscape and ecological quality and character of the countryside?	++	
	Will it decrease litter in towns and the countryside?	?	

SA Objective	Criteria for appraisal	Score	Comments: Effects and any Mitigation
To reduce the effects of housing development on biodiversity.	Will it conserve and enhance species diversity and in particular avoid harm to protected species?	?	Effects: N/a Mitigation / Enhancement: Any effects of detailed proposals to be considered at planning application stage.
To reduce the effect of traffic on the environment.	Will it reduce traffic volumes?	++	Effects: Main aim of objective. Mitigation / Enhancement: N/a
	Will it increase the proportion of journeys using modes other than the car?	++	
	Will it encourage walking or cycling?	++	
To reduce contribution to climate change and to conserve water supplies.	Will it reduce emissions of greenhouse gases by reducing energy consumption?	++	Effects: Road traffic is a major greenhouse gas emitter. By reducing the need to travel by car, emissions will be reduced in the medium to long term. Mitigation / Enhancement: N/a
	Will it lead to an increased proportion of energy needs being met from renewable resources?	0	
	Will it reduce water consumption?	0	
Economic objectives			
To enhance the image of the area as a business location.	Will it encourage indigenous business?	0	Effects: N/a Mitigation / Enhancement: N/a
	Will it encourage inward investment?	0	

Potential overall effects of the draft SPD

6.3 The above matrix shows that the majority of the sustainability objectives are affected either positively or very positively by the implementation of the SPD.

6.4 There is some potential for negative effects. New developments have potential negative impacts via increasing the effects of traffic on the environment. Also design layouts encouraging use of alternatives to the car may have a potentially negative impact, reducing the suitability of developments for providing appropriate housing for disabled people.

6.5 Measures have generally been identified to mitigate potential negative effects or at least require more detailed consideration of the issue at the planning application stage.

Cumulative effects

6.6 Cumulative effects were considered during the assessment. No potential negative cumulative effects were identified.

7. IMPLEMENTATION AND MONITORING

7.1 The significant sustainability effects of implementing the draft SPD will be monitored to help identify unforeseen adverse effects and to enable remedial action to be taken.

7.2 The Council is required to prepare Annual Monitoring Reports to assess the implementation of the Local Development Scheme and the extent to which policies in the Local Development Documents are being achieved. The SPD will be included in this process which requires a first annual monitoring report to be submitted by 31 December 2006.

7.3 Table Six on the following page shows the indicators that were included in the SA Framework, see Table Three on page 18.

Table Six: Potential indicators

<ul style="list-style-type: none">• Affordable housing completion figures.
<ul style="list-style-type: none">• SP24 – The % of people surveyed who feel that, by working together with people in their neighbourhood, they can influence decisions affecting their local area.
<ul style="list-style-type: none">• BV 219a Preserving the Special Character of Conservation Areas: Total number of conservation areas in the local authority area.
<ul style="list-style-type: none">• Planning guidance issued on basis of Landscape Character Assessment.
<ul style="list-style-type: none">• Number of travel plans being prepared in the Borough.
<ul style="list-style-type: none">• The percentage area of all land designated as a Site of Importance for Nature Conservation which has been assessed and found to be in “favourable”, or “unfavourable recovering” condition, categorised by Peak District Biodiversity Action Plan broad habitat type.
<ul style="list-style-type: none">• Percentage of new dwellings which incorporate water saving measures.
<ul style="list-style-type: none">• Percentage of new dwellings which meet the recommended SAP (Standard Assessment Procedure) levels for new housing.
<ul style="list-style-type: none">• Number of business location enquiries handled.

7.4 These indicators will take account of SA objectives, the likely significant effects identified during the effects assessment and mitigation measures proposed.

7.5 SA Monitoring will be incorporated into existing performance monitoring undertaken. Responsibility for assembling and co-ordinating the data collection will lie with the Forward Planning Department.

Next steps

7.6 The key next steps of the SA once the formal consultation on the SA Report along with the draft SPD is complete will involve:

- Appraisal of any significant changes proposed to the draft SPD not already considered.
- Publishing a statement following adoption of the SPD setting out the changes to the SPD in response to the SA process, the ways in which responses to consultation have been taken into account and confirmation of monitoring arrangements.
- Monitoring the significant effects.

Appendix One

Consultees on the Scoping Report

SEA Consultation bodies

Countryside Agency
English Heritage
English Nature
Environment Agency

Representatives of other interests

Economic

East Midlands Development Agency
Derbyshire Chamber and Business Link
Government Office East Midlands
Learning and Skills Council – Derbyshire
Trent Buses

Social

Access Hope Valley
High Peak Access Group
Peak District Rural Deprivation Forum
Derbyshire Rural Community Council
Derbyshire Coalition for Inclusive Living
Age Concern Glossop and District
Buxton Old People's Welfare Committee
High Peak and Dales PCT
High Peak Health Forum
High Peak Citizens Advice Bureau
Community Safety Officer

Environmental

Campaign to Protect Rural England
Council for British Archaeology
Derbyshire Wildlife Trust
The Woodland Trust
The National Trust
Friends of the Earth

Appendix Two

Links to other plans and strategies

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
Planning Policy Guidance 3: Housing		
Plan to meet the housing requirements of the whole community, including those in need of affordable and special needs housing.	4. Developments accessible to everyone including disabled people	
Provide wider housing opportunity and choice and a better mix in the size, type and location of housing than is currently available, and seek to create mixed communities.	4. Developments accessible to everyone including disabled people.	
Provide sufficient housing land but give priority to re-using previously developed land within urban areas, bringing empty homes back into use and converting existing buildings, in preference to the development of greenfield sites.	5. Residential layouts encouraging more sustainable methods of transport.	
Create more sustainable patterns of development by building in ways which exploit and deliver accessibility by public transport to jobs, education and health facilities, shopping, leisure and local services.	5. Residential layouts encouraging more sustainable methods of transport.	
Make more efficient use of land by reviewing planning policies and standards.	2. Building design contributing to energy and water conservation.	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
Place the needs of people before ease of traffic movement in designing the layout of residential developments.	3.Estate layout contributing to community safety and green space. 4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport.	
Seek to reduce car dependence by facilitating more walking and cycling, by improving linkages by public transport between housing, jobs, local services and local amenity, and by planning for mixed use.	4. Developments accessible to everyone including disabled people. 5. Residential layouts encouraging more sustainable methods of transport.	
Promote good design in new housing developments in order to create attractive, high-quality living environments in which people will choose to live.	1.High visual amenity of new residential developments, in keeping with local heritage.	
Planning Policy Statement 7: Sustainable development in rural areas		
Promote thriving, inclusive and sustainable rural communities, improving the quality and sustainability of local environments and neighbourhoods.	1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation. 3.Estate layout contributing to community safety and green space. 4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport.	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
Promote good quality, sustainable development that respects and enhances local distinctiveness and intrinsic qualities of the countryside.	1.High visual amenity of new residential developments, in keeping with local heritage.	
Protect open countryside for the benefit of all, with the highest levels of protection for most valued landscapes and environmental resources.	1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation.	
Focus most development in, or next to, existing towns and villages.	3.Estate layout contributing to community safety and green space. 4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport.	Development within existing towns and villages will reduce the need for Greenfield development therefore conserving green space. New development within existing towns will benefit from transport infrastructure and services in place.
Prevent urban sprawl.	3. Estate layout contributing to community safety and green space.	Estate layouts contributing to green space on the periphery of settlements may prevent urban sprawl.
Discourage development of “Greenfield” land, where such land must be used, ensuring it is not used wastefully.	3. Estate layout contributing to community safety and green space.	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
East Midlands Integrated Regional Strategy (IRS)		
To ensure that the housing stock meets the housing needs of all parts of the community.	4. Developments accessible to everyone including disabled people	
To promote, support and sustain healthy communities and lifestyles.	3.Estate layout contributing to community safety and green space.	
To ensure commitment and co-ordinated action to secure community safety and reduce crime.	3.Estate layout contributing to community safety and green space.	
To protect, improve and manage the rich diversity of the natural, cultural and built environmental and archaeological assets of the region.	1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation. 3.Estate layout contributing to community safety and green space. 5. Residential layouts encouraging more sustainable methods of transport.	The promotion of sustainable transport modes as required by the design guide will indirectly protect the natural, cultural and built environment.
To manage change by enhancing and conserving the environmental quality of the region including high standards of design and to maximise the re-use of previously used land and buildings.	1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation.	
To manage the natural resources of the region including water, air quality and minerals in a prudent manner and to seek to minimise waste and to encourage re-use and recycling of waste materials.	2.Building design contributing to energy and water conservation.	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
To involve people, through changes to lifestyles and activities in minimising adverse local, regional and global environmental impacts.	5.Residential layouts encouraging more sustainable methods of transport.	Guidance encouraging the use of sustainable modes of transport such as walking will reduce carbon emissions.
To ensure that decisions about the distribution and location of activity are consistent with sustainable development principles.	<p>1.High visual amenity of new residential developments, in keeping with local heritage.</p> <p>2.Building design contributing to energy and water conservation.</p> <p>3.Estate layout contributing to community safety and green space.</p> <p>4.Developments accessible to everyone including disabled people.</p> <p>5.Residential layouts encouraging more sustainable methods of transport.</p>	All of the policies contained within the residential design guide are set within the context of the Governments sustainable development objectives.
To enhance the region's infrastructure, including maximising transport choice and exploiting opportunities offered by information technology.	<p>4.Developments accessible to everyone including disabled people.</p> <p>5.Residential layouts encouraging more sustainable methods of transport.</p>	
To recognise and respect the distinctive characteristics of different parts of the region and the need for regional policies to take account of these.	1.High visual amenity of new residential developments, in keeping with local heritage.	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
REGIONAL ENVIRONMENT STRATEGY (RES) Part two: Actions for the East Midlands Environment		
To manage the historic environment so that the resource is conserved for the benefit of present and future generations.	1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation. 3.Estate layout contributing to community safety and green space. 5. Residential layouts encouraging more sustainable methods of transport.	Residential design guidance seeks to ensure that new development is sympathetic towards the historic built environment. Energy and water conservation design guidance, the conservation of green space will also contribute to the conservation of the historic environment. The promotion of sustainable transport will preserve the environment on both a local and global scale.
To ensure that all important elements that underpin the concept of local distinctiveness are conserved and managed.	1.High visual amenity of new residential developments, in keeping with local heritage.	
To ensure that all East Midlands people have sustainable access to a diverse, well managed environment of which they can be proud.	1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation. 3.Estate layout contributing to community safety and green space. 4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport.	Policies 1, 2 and 3 all contribute towards the provision of a well managed environment. Policies 4 and 5 require that all elements of the environment including residential developments be accessible via sustainable methods.

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
To encourage the use of environmentally friendly methods of travel.	5.Residential layouts encouraging more sustainable methods of transport.	
To minimise greenhouse gas emissions and protect the environment when adapting to the challenges and taking up the opportunities which climate change will bring.	2.Building design contributing to energy and water conservation. 5. Residential layouts encouraging more sustainable methods of transport	
To reduce the region's contribution to the emissions of air pollutants.	2.Building design contributing to energy and water conservation. 5. Residential layouts encouraging more sustainable methods of transport	
To encourage the reduction of the environmental impact of energy use in the region.	2.Building design contributing to energy and water conservation. 5. Residential layouts encouraging more sustainable methods of transport	
To optimise the environmental benefits of built development.	2.Building design contributing to energy and water conservation. 3.Estate layout contributing to community safety and green space.	
To optimise the use of brownfield sites of all kinds, whilst recognising and suitably protecting them as environmental assets.	3. Estate layout contributing to community safety and green space.	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
To promote and support sustainable waste management practices and minimise the impact of waste on the environment.	2. Building design contributing to energy and water conservation.	
To continue to protect and improve the quality of the region's natural water resources for all uses.	2. Building design contributing to energy and water conservation.	
To conserve and dramatically enhance biodiversity according to regional priorities.	5. Residential layouts encouraging more sustainable methods of transport.	Even modest reductions in vehicular emissions and particulate matter may help to conserve local habitats and biodiversity.
To enhance the character and quality of the region's landscape by protecting the best and enhancing the rest.	1. High visual amenity of new residential developments, in keeping with local heritage. 3. Estate layout contributing to community safety and green space.	The design guide provides that residential development should be sympathetic to the landscape of the High Peak through the appropriate use of walling and roofing materials etc.

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
High Peak Local Plan		
<p>Protect and enhance the High Peak's fine landscape, built environment, and sites of archaeological, geological and nature conservation interest by promoting quality design at all levels and ensuring new development respects the principles of sustainability.</p>	<p>1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation. 3.Estate layout contributing to community safety and green space. 4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport.</p>	<p>Policies 1 and 3 specifically assist with the LDF aim of protecting the landscape and built environment etc. Policies 2, 4 and 5 are more generally concerned with ensuring that new development respects the sustainability principles.</p>
<p>Promote the development of local communities by encouraging the provision of services, facilities and a better balance between housing and employment in local areas in order to help reduce the need to travel and to support the creation of more self-sustaining communities.</p>	<p>4.Developments accessible to everyone including disabled people.</p>	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
<p>Promote the improvement and regeneration of town centres and urban areas by seeking the creation of clean, secure and attractive environments with a diversity of use and activity and good accessibility whilst ensuring the most efficient use of land and buildings.</p>	<ol style="list-style-type: none"> 1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation. 3.Estate layout contributing to community safety and green space. 4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport. 	
<p>Support the development of a viable tourism industry that plays a key role in the economic regeneration of the area, respects the natural environment on which it depends, is supported by local residents and provides a high-quality visitor experience.</p>	<ol style="list-style-type: none"> 1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation. 3.Estate layout contributing to community safety and green space. 4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport. 	<p>Tourist accommodation developments such as B+B's will also need to adhere to design guidance policies that are designed to respect the natural environment.</p> <p>In addition the majority of the five design guide policies will also contribute towards enhancing the quality of visitor experiences.</p>

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
<p>Promote a more integrated transport system which gives a better choice of modes for movement, including public transport, cycling and walking and which offers a convenient and safe alternative to the private car. To seek the maintenance and improvement of public transport services catering for residents and visitors and so reduce reliance on the car.</p>	<p>4. Developments accessible to everyone including disabled people. 5. Residential layouts encouraging more sustainable methods of transport.</p>	
Regional Spatial Strategy For The East Midlands (RSS8) March 2005		
<p>To address social exclusion, through the regeneration of disadvantaged areas and reducing regional inequalities in the distribution of employment, housing, health and other community facilities.</p>	<p>4. Developments accessible to everyone including disabled people.</p>	
<p>To protect and where possible enhance the quality of the environment in urban and rural areas so as to make them safe and attractive places to live and work.</p>	<p>1. High visual amenity of new residential developments, in keeping with local heritage. 2. Building design contributing to energy and water conservation. 3. Estate layout contributing to community safety and green space. 4. Developments accessible to everyone including disabled people. 5. Residential layouts encouraging more sustainable methods of transport.</p>	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD
To improve accessibility to jobs, homes and services across the region by developing integrated transport, ensuring the improvement of opportunities for walking, cycling and the use of high quality public transport.	4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport.	
To achieve effective protection of the environment by avoiding significant harm and securing adequate mitigation where appropriate, and to promote the conservation, enhancement, sensitive use and management of the region's natural and cultural assets.	1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation. 5.Residential layouts encouraging more sustainable methods of transport.	
To promote the prudent use of resources, in particular through patterns of development and transport that make efficient and effective use of existing infrastructure, optimise waste minimisation, reduce overall energy use and maximise the role of renewable energy generation.	2.Building design contributing to energy and water conservation. 5.Residential layouts encouraging more sustainable methods of transport.	
To promote good design in development so as to achieve high environmental standards and optimum social benefits.	1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation. 3.Estate layout contributing to community safety and green space. 4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport.	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
Encouraging the provision of public transport and opportunities for the use of other non-car modes of travel.	5.Residential layouts encouraging more sustainable methods of transport.	
Providing for housing and a range of services in market towns to serve a wider hinterland.	1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation. 3.Estate layout contributing to community safety and green space. 4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport.	
Identifying other settlements, or groups of settlements, which are accessible to the rural population, as the preferred location outside of market towns, for local needs housing including affordable housing and the provision and retention of most other services.	4.Developments accessible to everyone including disabled people.	
Securing improvements in transport and communications infrastructure where it can be demonstrated that poor linkages have led to disadvantage compared to the rest of the region.	4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport.	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
Ensure that all new development respects the high quality environment of the area, notably the built heritage, the areas of high landscape and nature conservation value.	1.High visual amenity of new residential developments, in keeping with local heritage.	
Provision for additional tourist facilities including accommodation close to popular destinations that have adequate environmental and infrastructure capacity.	1.High visual amenity of new residential developments, in keeping with local heritage. 2.Building design contributing to energy and water conservation. 3.Estate layout contributing to community safety and green space. 4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport.	Policies 1 to 5 of the residential design guide all contribute towards the provision of sufficient environmental and infrastructure capacity for new build tourist accommodation to various degrees.
Improvements to accessibility by public transport and other non-car modes.	4.Developments accessible to everyone including disabled people.	
Ensure the protection, appropriate management and enhancement of the region's natural and cultural assets (and their settings).	1.High visual amenity of new residential developments, in keeping with local heritage.	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
Be informed by landscape character assessments to underpin and act as key components of criteria-based policies for the consideration of development proposals in rural or urban fringe areas.	1.High visual amenity of new residential developments, in keeping with local heritage.	The residential design guide makes specific reference to the landscape character of the White and Dark Peak and makes recommendations regarding the appropriate use of materials etc.
Understand, conserve and enhance the historic environment of the East Midlands, in recognition of its own intrinsic value and its contribution to the region's quality of life.	1.High visual amenity of new residential developments, in keeping with local heritage.	
Take water related issues into account at an early stage in the process of identifying land for development.	2.Building design contributing to energy and water conservation.	
Manage supply and demand, require sustainable drainage where practicable and promote the efficient use of water.	2.Building design contributing to energy and water conservation.	
Locate and phase development to take account of constraints on water resources.	2.Building design contributing to energy and water conservation.	
Secure reduction in the need for energy through the location of development, site layout and building design.	2.Building design contributing to energy and water conservation. 5.Residential layouts encouraging more sustainable methods of transport.	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
Develop opportunities for modal shift away from road based transport including for the quarrying and aggregates sector.	5.Residential layouts encouraging more sustainable methods of transport.	
Overcome the problems of rural isolation for those without access to a private car.	4.Developments accessible to everyone including disabled people.	
Encourage behavioural change.	5.Residential layouts encouraging more sustainable methods of transport.	
Reduce the need to travel.	4.Developments accessible to everyone including disabled people. 5.Residential layouts encouraging more sustainable methods of transport.	
Restrict unnecessary car usage.	5.Residential layouts encouraging more sustainable methods of transport.	
Manage the demand for travel.	4.Developments accessible to everyone including disabled people.	
Encourage cycling and walking for short journeys.	5.Residential layouts encouraging more sustainable methods of transport.	
East Midlands Draft Regional Housing Strategy 2004-2010		
We will reduce the number of properties affected by low demand.	All objectives.	Policies within the design guide should ensure that new residential developments will be both attractive and accessible to prospective inhabitants.

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
We have a high quality built environment with a range of housing choice that is attractive to business and accessible by the workforce.	All objectives.	
We enable more older people to live at home in comfort, security and independence.	3.Estate layout contributing to community safety and green space. 4.Developments accessible to everyone including disabled people.	
People living in rural areas have access to appropriate housing and support.	4.Developments accessible to everyone including disabled people.	
High Peak Housing strategy 2002 – 2006		
Ensure the Housing Strategy properly reflects the aims and objectives of the wider strategic planning framework.	All objectives.	All of the policies contained within the design guidance are set within the context of the wider planning framework.
Maximise investment in the development of additional affordable homes to meet identified housing need.	4.Developments accessible to everyone including disabled people.	The design guidance recommends the development of mixed communities including affordable housing developments.
To minimise the numbers of empty properties.	All objectives.	Policies within the design guide should ensure that new residential developments will be both attractive and accessible to prospective inhabitants.
To develop services that enable older people to continue to live at home.	4.Developments accessible to everyone including disabled people.	

Objectives from other plans and strategies	Related objectives in the plan	Implication for SPD: synergy / inconsistency
To ensure that housing services play an active role in delivering the Community Safety Strategy.	3.Estate layout contributing to community safety and green space.	
To minimise the social exclusion of any sections/members of the Community.	4.Developments accessible to everyone including disabled people.	
To recognise the important role housing has in regeneration and county development initiatives and environmental sustainability.	2.Building design contributing to energy and water conservation. 5.Residential layouts encouraging more sustainable methods of transport.	Policies 4 and 5 of the design guidance both contribute towards the enhanced environmental sustainability of residential developments.
High Peak Community Strategy		
Supporting vulnerable residents.	3.Estate layout contributing to community safety and green space. 4.Developments accessible to everyone including disabled people.	
Support businesses against crime.	3.Estate layout contributing to community safety and green space.	
Sustainable transport development.	5. Residential layouts encouraging more sustainable methods of transport	

Appendix Three: Baseline data

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issues for SA
Social issues					
<p>What is the population of the plan area and how has this changed over time? What housing provision is planned?</p>	<p>High Peak's population is estimated currently to stand at 91,600. It is set to increase to around 93,700 by 2010. Derbyshire Structure Plan establishes an overall level of provision between 1991 and 2011 of 5,500 dwellings across the Borough. The majority of the new housing set out in the Structure Plan will take place in Buxton.</p>	<p>Population of the East Midlands in 2002 was 4,215,000. The projected population for 2016 is 4,455,000.</p>	<p>The annual growth rate in the population of the East Midlands 1991 – 2002 was 0.5%. The percentage change in resident population of High Peak 1991 – 2002 was +5%.</p>	<p>There is no evidence of areas of low demand housing in High Peak contributing to the overall problem of unmet need. Whilst there are significant variations in house prices across the Borough area, all locations continue to demonstrate an active market.</p>	<p>None.</p>

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Issues for SA
<p>To what extent is there a problem of houses that are judged unfit to live in? To what extent is there a problem of homelessness?</p>	<p>Housing Needs Survey 2001 found that 1,982 households (5.3% of the total in the Borough) were living in unsuitable housing, with the main reasons being mobility and/or health problems and overcrowding. The survey indicated that special needs households are more likely to be living in unsuitable housing. In 2001/2, the Council received 384 applications for housing under homelessness legislation, of which 205 were accepted as homeless. The survey found that 208 households need to move to alternative housing with specialist adaptations; 697 households needed single level accommodation; 878 households need a downstairs WC; 314 households need wheelchair accessible housing.</p>	<p>Homeless acceptances across the East Midlands region have increased from 7188 in 1999/2000 to 8325 in 2002/03, an increase of 15.8%. Increases of over 100% are recorded in Derbyshire Dales, South Holland, Wellingborough, Ashfield, Charnwood, West Lindsey and Boston.</p>	<p>The number of applications received by the Council to secure suitable accommodation for homeless people have increased markedly in recent years. 50% of those households in unsuitable housing need to move to solve their housing problems. Of these, the great majority would want to stay living in High Peak.</p>	<p>Increase in homelessness. High proportion of households in unsuitable housing.</p>	<p>Include appropriate objective in SA framework.</p>

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issues for SA
Which areas of the Borough lack sufficient access to open space?	<p>High Peak Local Plan Annual Monitoring Report 2003 provides data on open space standards (based on old ward boundaries). Borough total open space is 179.219 Hectares. The total National Playing Fields Association standard for the area is 212.28 Ha, giving a local shortfall of 33.06 Hectares.</p> <p>Wards (using old boundaries) where there is a particular shortfall of open space are: in Glossopdale: All Saints -5.92Ha; Simmondley -3.7; St Charles -3.69.</p> <p>In Buxton; Corbar -5.68Ha; Cote Heath: -3.8; Central -3.66; Barms -6.25.</p> <p>In Central South: Chapel West -6.04Ha; Blackbrook -4.57.</p> <p>In Whaley Bridge -6.37Ha.</p>	<p>The Regional Environment Strategy highlights the need for the built environment of our towns and cities, market towns and villages to be of a high quality. This depends upon the harmony achieved between buildings, open spaces, settlements and the surrounding landscape, as well as consideration of the historic evolution of settlement patterns and the promotion of environmental improvements.</p> <p>EMDA has a key action to increase the quality of sustainable design of urban and rural space, master planning and architecture through the use of CABE/EMDA design review.</p>	None identified.	New residential developments should allow for a good quality of physical environment and the benefits that this brings in terms of health and wellbeing, amenity and enjoyment. These are fundamental to the quality of life of individuals and communities.	Include appropriate objective in SA framework.

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issues for SA
Environmental issues					
Locally important habitats for wildlife.	<p>There are 9 sites of special scientific interest in the local plan area:</p> <ul style="list-style-type: none"> • Pooles Cavern and Grinlow Wood. • Goyt Valley. • Toddbrook Reservoir. • Combs Reservoir. • Duchy Quarry. • Dark Peak. • Waterswallows Quarry. • Wye Valley/Wye Dale. • Cuning Dale. <p>There are two statutory nature reserves:</p> <ul style="list-style-type: none"> • Watford Lodge, New Mills. • Brookfield Pond, Whaley Bridge. <p>Derbyshire Wildlife Trust has identified an additional 106 Wildlife sites, these are detailed in Appendix 7 of the Local Plan.</p>	<p>East Midlands Biodiversity Forum considers that the region has the poorest biodiversity in the country. Wildlife habitats have been lost and those that remain are often small and fragmented.</p> <p>Peak District Biodiversity Action Plan contains specific objectives and targets to conserve existing wildlife resources and where possible to restore previous habitats. 15 habitat action plans have been drawn up for those habitats which are a particular priority.</p> <p>East Midlands Regional Environment Strategy targets: at least 1 Hectare of Local Nature Reserve per 1,000 head of population by 2005, as measured by LA area.</p> <p>95% of SSSIs in favourable condition by 2010 and increase the area of land that qualifies as SSSI to 7% (the national average) of the regional land area by 2010.</p>	No trend available.	Important wildlife sites and habitats should be conserved and species numbers and diversity should be promoted.	Reduction in the effects of housing development on biodiversity.

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issues for SA
<p>Locations in the Borough that should be conserved, restored or enhanced (Conservation areas) and the preparation of Character appraisals.</p>	<p>As at February 2004, there are 32 designated Conservation areas.</p> <p>Eleven of the areas have no character appraisal, 2 have a brief statement, eleven areas have an appraisal planned and 6 areas have a full appraisal document.</p>	<p>English Heritage in the East Midlands (2003 – 2005) reports that there are nearly 1,000 conservation areas. An average of seven conservation area appraisals have been adopted per local authority, compared with the national average of eight. 41% of local authorities have a budget for conservation area enhancement compared with the national average of 35%. However, only 10% of local authorities have conservation area committees, compared with the national average of 25%.</p>	<p>Increasing numbers of conservation areas are being covered by a Character Appraisal.</p>	<p>New residential developments should be designed in keeping with the Character of the local area. Good quality design should also reduce environmental impacts of development.</p>	<p>Include appropriate objective in SA framework.</p>

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issues for SA
Areas subject to air quality management plans.	There are no areas in the High Peak subject to Air Quality Management Plans.	<p>The Environment Agency in its state of the Environment Report for the East Midlands states that pollution was moderate or higher on 24 days in Nottingham centre, 59 days in Leicester centre and 53 days at Ladybower in 2003.</p> <p>Traffic on East Midlands roads increased by 20% from 1993 to 2002. 78% of the 39 billion kilometres travelled in 2002 was by cars and taxis. 17 local authorities in the East Midlands have designated Air Quality Management Areas.</p> <p>Nitrogen dioxide (NO₂) from traffic is the main reason for failure of standards in this region.</p> <p>Particulate Matter (PM₁₀) and Sulphur Dioxide (SO₂) are also a problem in some areas.</p>	Air quality in the UK has improved greatly over the past 50 years; but there are still some problems. Air pollution still exceeds recommended air quality standards on a number of days every year in both urban and rural areas.	Protect good air quality locally.	Ensure priority given in scheme designs for more sustainable forms of transport.

Factor	Quantified data	Comparators and targets	Trend	Issue identified?	Action/issue for SA
<u>Economic issues</u>					
<p>How is the economy of the plan area performing in terms of total output and how do incomes compare with house prices?</p>	<p>ONS Data for South and West Derbyshire gives GVA in £ per head for 2001 of 11,322. Small Business Service gives Business Registration rates for VAT during 2002 as a percentage of the stock at the end of 2001 in High Peak as 10. Average household income in High Peak (excluding benefits) is £22,092 pa. Average house prices range from £56,500 for a one bedroomed property to £219,500 for four bedrooms. Across the Borough, rural prices are 20 – 30% higher than those in urban areas.</p>	<p>ONS Data for East Derbyshire gives GVA in £ per head for 2001 of 9,602 and for the East Midlands of 13,243.</p> <p>Small Business Service gives Business Registration rates for VAT during 2002 as a percentage of the stock at the end of 2001 in South Derbyshire as 12 and in Derbyshire Dales as 8.</p> <p>There are fears that the economic performance of the region may deteriorate markedly over the next few decades because of an over dependency on manufacturing and the minerals sector, under-representation of private services, a lack of sites for employment and transport problems.</p>	<p>The East Midlands has seen an annual growth rate in GVA per head 1992 – 2002 (current basic prices) of 4.7%. In the East Midlands the average price of dwellings increased between 2003 and 2004 by approximately 18%. Housing Needs Survey 2001 show that there will be an additional 458 households forming per year in the Borough. Of these 38% cannot afford private sector housing.</p>	<p>Maximise use of planning powers to secure additional affordable housing. Maximise investment in the development of additional affordable homes. Attract new investment and skilled workers to the area.</p>	<p>Ensure Design Guide makes specific reference to the need for a range of housing types including affordable homes.</p>

Appendix Four

Appraisal of strategic options

Sustainability Objectives	Score Option A	Score Option B	Comments and time-frame of effects
Social objectives			
To provide everybody with the opportunity to live in a decent home.	++	0	Guidance on design standards and need to take account of all sections of the community will have a strongly positive effect in the medium term.
To improve the quality of where people live.	++	0	Guidance on providing high quality layout and design will have a strongly positive effect on the quality of where people live in the short term.
Environmental objectives			
To maintain and enhance the quality of landscapes and townscapes.	++	0	Guidance leading to high quality developments will have a strongly positive effect in the short to medium term.
To reduce the effect of traffic on the environment.	+	0	Promoting residential layouts which support sustainable modes of transport will have a positive effect in the long term.
To reduce the effects of housing development on biodiversity.	+	0	Guidance will maximise opportunities for biodiversity in the planning and design of developments in the medium term.
To reduce the contribution to climate change and to conserve water supplies.	+	0	Housing designs which conserve energy and water will have a positive effect in the long term.
Economic objectives			
To enhance the image of the area as a business location.	+	0	Secondary effects of good design will be a positive contribution to the image of the area for employment in the medium to long term.