

Sedgefield Borough Council

Local Development Framework:  
Residential Extensions Supplementary Planning  
Document

Full Sustainability Appraisal

September 2005

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on behalf of Sedgefield Borough Council

## HOW TO COMMENT ON THIS REPORT

This Sustainability Appraisal Report has been prepared for the Draft Residential Extensions Supplementary Planning Document. Both are subject of a formal consultation exercise **from A DATE until A DATE.**

Following the consultation period, Sedgefield Borough Council will consider the responses and make any necessary amendments.

Comments are welcomed on this report. In particular, we are seeking views on the following areas.

- Has all the relevant background information been identified and correctly interpreted? (This includes other plans and programmes, and baseline data.)
- Have all the key issues for the SPD been properly identified?
- Do you agree with our appraisal of the significant effects of the SPD?
- Are our suggested indicators appropriate for monitoring the SPD?

Comments must be in writing, and should specify the matters/paragraphs to which they relate.

Copies of the relevant documents have been placed at the Borough Council Offices and local libraries and are available for inspection during normal office hours. The documents are also available on the Council's web site on [www.sedgefield.gov.uk](http://www.sedgefield.gov.uk)

Comments can also be submitted on line, using the following e-mail address [cmyers@sedgefield.gov.uk](mailto:cmyers@sedgefield.gov.uk).

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**ALL COMMENTS MUST BE SUBMITTED BY A DATE**

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## INTRODUCTION

This report sets out the Sustainability Appraisal of the draft report 'Supplementary Planning Document: Residential Extensions'. The Supplementary Planning Document (SPD) has been prepared as part of the Sedgefield Borough Local Development Framework (LDF), and - in accordance with European and national legislation - has undergone a Sustainability Appraisal as part of its preparation.

The Sustainability Appraisal has followed the guidance laid down in the ODPM document '*Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks*' (Consultation Paper 2004) and the '*Interim Advice Note on Frequently Asked Questions*' (ODPM 2005), and as such complies with the EU Directive on Strategic Environmental Assessment 2001/42/EC. The Appraisal also draws heavily upon the work already undertaken in carrying out the Sustainability Appraisal for the Local Development Framework Key Issues Paper (published for consultation in July 2005, entitled *Local Development Framework: Sustainability Appraisal Scoping Report*). **It is strongly recommended that a copy of the Scoping Report is available for reference when reading this Sustainability Appraisal of the SPD.** A full explanation of the Sustainability Appraisal process and its implications for the Local Development Framework are given in that document, along with the details relating to the preparation of the Sustainability Framework which has been used for the appraisal of this SPD.

Throughout this report, the acronym 'LDF' will be used when referring to one or more of the documents included within the Local Development Framework portfolio.

## CHAPTER 1: BACKGROUND

### 1.1 The Supplementary Planning Document and related policies

A Supplementary Planning Document (SPD) is intended to expand policy or provide further detail to policies contained within a LDF. It needs to be consistent with all LDF policies, and be clearly cross-referenced to the relevant policy that it supplements.

However, the SPD on Residential Extensions is being prepared in advance of the Sedgefield Borough LDF. This is due to the urgent need for improved guidance on residential extensions, as the existing guidance, 'Supplementary Planning Guidance Note 4: The Design of Extensions to Dwellings' was produced in 2000, and is now out of date.

In the absence of any LDF policies, this SPD therefore needs to be cross-referenced back to the relevant policies contained within the Sedgefield Borough Local Plan, adopted in 1996, which will eventually be replaced by the LDF. The relevant policies are:

**Policy H15:** *Extensions to dwellings will normally be approved provided the proposals are of a scale and design compatible with the property and there are no adverse affects on:*

- a) *the amenity and privacy of surrounding properties contrary to Policy D5;*
- b) *the general character of the area and*
- c) *highway safety contrary to Policy T7.*

**Policy H16:** *Planning permission will normally be granted for an extension to the front elevation of a dwelling only where:*

- a) *it does not project forward of the building line;*
- b) *it is on an isolated dwelling; or*
- c) *it is on a dwelling in an area where there is no common building line.*

### 1.2 Appraisal Methodology for the SPD

The methodology for carrying out the SA of the SPD has been based upon the ODPM guidance (referenced in the Introduction), and as such encompasses the requirements of the EU Strategic Environmental Assessment Directive 2001/42/EC. The ODPM guidance sets out a series of tasks which should be followed in order to carry out a SA. These are listed below (encompassing the revisions to Stages B and C suggested by the ODPM Interim Advice Note).

#### **Stage A: Setting the context and objectives, establishing the baseline and scope**

- Task A1: Identifying other relevant plans, programmes
- Task A2: Collecting baseline information
- Task A3: Identifying key sustainability issues
- Task A4: Developing the SA Framework
- Task A5: Testing the SPD objectives against the SA Framework
- Task A6: Consulting on the scope of the SA

#### **Stage B: Appraisal**

To include: Testing plan objectives against the SA Framework; Developing and refining options; Predicting and assessing effects; Identifying mitigation measures; Developing proposals for monitoring.

### **Stage C: Documenting appraisal process in Sustainability Appraisal Report**

### **Stage D: Consulting on the plan and SA Report**

A number of the tasks required for Stage A, however, have already been covered in depth when carrying out the SA of the LDF Key Issues, summarised in the *Local Development Framework: Sustainability Appraisal Scoping Report* (June 2005) – hereon referred to as the *Scoping Report*. This previous work provides the background for this SA, and this report will therefore focus only on the detailed effects of the SPD.

In particular, the previous work resulted in the development of a Sustainability Framework (Task A4), in consultation with a wide range of key stakeholders. It is proposed that this same Framework is used for the appraisal of the SPD, given in Chapter 5, Table 3. This will assist in streamlining the work required for this SPD, avoiding duplication and ensuring continuity between the different SA's required throughout the LDF production.

Given the nature of the SPD on Residential Extensions, and the recent production and level of detail involved in the *Scoping Report*, the SA of this SPD should cover all Stages outlined above at once, and proceed straight to consultation with the draft SPD and accompanying full Sustainability Appraisal Report. This report therefore encompasses all elements of the SA, and represents the full report for consultation.

## CHAPTER 2: IDENTIFYING OTHER RELEVANT PLANS AND PROGRAMMES

### 2.1 Developing the database

It is important to identify other plans and programmes which will influence the SPD on Residential Extensions. The *Scoping Report* drew together an extensive database for all documents which had relevance to the LDF. A number of these are generic in nature, and provide a broad reference base for this SPD.

However, only those plans and programmes which have a specific influence upon the SPD have been listed below, in Table 1.

The list identified below will be subject to the same limitations as those listed for the database in the *Scoping Report*.

**Table 1: Review of relevant plans and programmes**

Plan/Programme	Key objectives relevant to SPD	Implications for SPD/SA of SPD
*Planning Policy Guidance 3 (Housing)	Sets out to ensure a sufficient supply of housing in sustainable locations. Sets target of 60% of additional housing to be on previously developed land (PDL) or via conversions by 2008. More efficient use of land urged via density standards. Need to provide wider housing opportunity and choice, and promotes good design in new housing.	SPD will assist with improving mix of size and type of housing. May conflict with opportunities to integrate biodiversity into development, or decrease extent of green space?
*Home Energy Conservation Act (1995)	Promotes use of renewable energy technologies and energy efficiency.	Consideration of how energy conservation measures/renewables can be promoted.
*Housing Needs Survey and Dwelling Balance Analysis (SBC 2003)	Indicates a need for affordable 1-2 bedroom houses and modern flats. Sets targets for each major town.	SPD may help in delivering targets (eg: via conversions, extensions etc)
Supplementary Planning Guidance Note 4: The Design of Extensions to Dwellings (SBC, 2000)	Provides guidance on design of extensions to existing buildings. Now limited in its scope and out of date.	Guidance needs replacing with far more detailed and comprehensive advice for residents.
Sedgefield Borough Local Plan (1996): Policies H15 and H16	Outline Council planning policy regarding when extensions to dwellings will normally be approved.	Policies due for revision as part of the LDF production.

*\*Plans/programmes listed in the LDF SA Scoping Report (June 2005)*

## CHAPTER 3: BASELINE INFORMATION FOR SPD ON RESIDENTIAL EXTENSIONS

### 3.1 Developing the Database

The ODPM guidance advises that baseline information provides the basis for predicting and monitoring effects of the SPD, and helps to identify sustainability problems and ways of dealing with them. Sufficient information about the current and future state of the plan area should be collected to allow the plan's or programme's effects to be adequately predicted.

As with the review of plans and programmes, above, the recently produced *Scoping Report* developed an extensive database of baseline information, in consultation with organisations, individuals and Council departments. Much of this information is generic, and provides a reference point for the SPD. Only information giving additional detail, and/or considered of specific relevance to this SPD has therefore been identified below.

The data compiled below is subject to the same limitations as listed for the database in the *Scoping Report*.

**Table 2: Baseline Information relevant to SPD**

Indicator	SBC Situation	Comparator /Trend	Source
Number of applications for extensions (as %age of total no. of applications received?)	April 2002 – March 2003 Householder applications – 304 (49%) April 2003 – March 2004 Householder applications – 415 (65%) April 2004 – March 2005 Householder applications – 511 (68%)	Growth in number and percentage	PS1 & PS2 Government Returns
% applications for extensions requiring amendments	Datawright system not set up to identify statistical data	N/A	Datawright
% applications for extensions determined within time limit	April 2002 – March 2003 (41%) April 2003 – March 2004 (69%) April 2004 – March 2005 (78%)	Improvement in performance	PS1 & PS2 Government Returns
% developed land in residential areas	Unknown?		
% green space/gardens within built up areas	Unknown?		Baseline information required.
*Number of households	36,200 total household 2.41 people/house 1,200 vacant dwellings		Housing Flow Reconciliation Return (updated annually)
*Pattern of development density across plan area	Approx. no. of units/hectare: Spennymoor: 21.29 Newton Aycliffe: 17.36 Shildon: 22.86		Town Centre Surveys????
*Concentrations of underused properties	Chilton 25,941.2m <sup>2</sup> Ferryhill Station 9,628.72m <sup>2</sup>		GIS Compulsory purchase details
*Energy consumption per household	118 giga-joules pa. (1996/97) 106 giga-joules pa (2003/04)	Decreasing?	Home Energy Conservation Act (HECA) Reports 1996-2004



*\* Baseline information contained within LDF SA Scoping Report (June 2005)*

### **3.2 Further Baseline information provided by Significant Effects of Saved Policies**

In addition to the baseline data identified above, the ODPM Interim Advice Note suggests that the SA of an SPD needs to record the significant social, environmental and economic effects of the policy which the SPD is helping to implement. These will provide a further baseline against which the effects of the SPD itself can be considered.

In this instance, the SPD is helping to implement the saved Policies H15 and H16 from the Borough Local Plan (see Section 1.1 above). In due course, these policies will be formally replaced by the Development Control Policies Development Plan Document, and this will be subject to a full SA.

However, as the saved policies are contained within the older Borough Local Plan, they were not subjected to a SA at the time of preparation. The significant social, environmental and economic effects of these policies therefore need to be recorded. An appraisal was carried out by the planning authority, using the criteria cited in Article 3(5) of the SEA Directive, and the matrix produced is set out in Appendix I.

The screening of the saved Policies H15 and H16 of the Borough Local Plan identified that there were limited significant effects. However, the existing SPG Note 4 is becoming out of date, and if the situation remains, the likelihood of further significant effects will increase. By reviewing and refining the SPG Note 4, in the form of the new SPD on Residential Extensions, it should be possible to minimise any adverse environmental and social effects. Furthermore, the new Development Control Policies DPD to be produced as part of the LDF will, in their turn, be subject to a full SA.

## CHAPTER 4: KEY SUSTAINABILITY ISSUES REGARDING RESIDENTIAL EXTENSIONS

### 4.1 Key issues identified

The recent *Scoping Report* for the Sustainability Appraisal of the LDF Key Issues carried out a comprehensive assessment of the sustainability issues affecting Sedgefield Borough. A number of these have direct relevance to the SPD on Residential Extensions. These have been further informed by the review of baseline data and other plans and programmes as part of this SA. The issues identified are as follow.

- The growing problem of housing affordability is leading to an increasing number of house extensions.
- There is currently no means of measuring the cumulative effects of increasing numbers of house extensions upon density or loss of green space (eg: gardens).
- Although there is a growing demand for new house building, certain areas of older housing are suffering abandonment.
- Climate change is one of the most serious sustainability issues affecting the Borough. Levels of greenhouse gas emissions are rising, yet levels of use or production of renewable energy are very low.
- There are increasing levels of water consumption and production of waste, but low levels of recycling. The potential for polluting activities (eg: from domestic water) needs to be minimised.
- Knowledge of biodiversity within the Borough is poor, which contributes to the danger of species and habitat loss and fragmentation. There is no means of monitoring the cumulative effects on wildlife (or climate change) of the loss of gardens/green space.

### 4.2 Implications for SPD

There are a number of potential implications for the SPD arising from these issues.

- *There needs to be an effective means of assessing indirect and cumulative effects of development.*
- *The SPD should encourage sustainable forms of construction, to reduce waste and encourage recycling and energy/water efficiency.*
- *There should be strong encouragement for integration of renewable forms of energy and energy efficiency.*
- *There is an urgent need to improve baseline data for biodiversity, including importance of gardens to wildlife and means of monitoring cumulative effects of loss through extensions.*

## CHAPTER 5: APPRAISING THE SPD ON RESIDENTIAL EXTENSIONS

### 5.1 The Sustainability Appraisal Framework

A key aspect of the LDF Key Issues Sustainability Appraisal Scoping Report was the development of a Sustainability Appraisal Framework, comprising a set of 18 sustainability objectives and associated indicators. This was drawn up with the input of key stakeholders, and used to appraise the LDF aims and objectives.

The SA Framework is considered to be comprehensive and robust, and will therefore be used to carry out the appraisal of the SPD. In order to summarise the effects of the SPD on the Sustainability Objectives, the objectives have been broadly classified into social, environmental and economic categories. (See Table 3, below.)

### 5.2 Appraising options for the SPD

As outlined in Section 1.2, the recent production of the *Scoping Report* for the LDF Key Issues has provided the local authority with a detailed and up-to-date piece of work to inform the production of this SPD. As a result, it has been possible to move straight into developing the draft SPD, without first going out to consultation on various policy options.

However, the ODPM advice recommends that, as a minimum, the SA should consider what would happen if no SPD were put in place. With this in mind, the planning authority has drawn up a short advice note on the implications of 'No SPD' and 'New SPD'. This has been summarised below.

No SPD: *The 'no SPD' option would mean that planning applications would have to be determined in accordance with out-of-date advice. However, this would have significant negative effects for the community.*

*Inappropriate development may be permitted, as the guidance used to assess applications is out-of-date. This would lead to a decline in the overall quality of the built environment, and have an adverse effect on the design and character of the Borough's streetscene.*

*The 'no SPD' option would have negative social and environmental effects as the existing Supplementary Planning Guidance becomes increasingly out-of-date*

New SPD: *The existing SPG is becoming out-of-date and does not offer sufficient detailed guidance to help applicants understand what the Borough Council will use to determine their planning application.*

*The provision of a new SPD will help provide an up-to-date and detailed guidance note within which applications for residential extensions can be assessed. This new guidance will help Development Control Officers to advise potential applicants of what is acceptable for residential extensions, through the use of text and of illustrations, and help to process and determine planning applications in a more efficient and effective manner.*

### 5.3 **Methodology for appraising the effects of the SPD**

A matrix has been drawn up (see Table 3) to appraise the effects of the SPD. In assessing the nature of the effects of the SPD on the Sustainability Objectives, the following scale was used.

<b>Assessing the Effects of the SPD on Sustainability Objectives: Key to appraisal</b>	
✓✓	Major positive
✓	Minor positive
0	Neutral
×	Minor negative
××	Major negative
?	Uncertain effect

It is inevitable that the prediction of effects will to a large extent be broad-brush and qualitative, and based upon subjective assessments. Even where predictions could potentially be measured, in many cases the baseline data is not available and is not currently being collated.

When determining the significance of the effect of the SPD, the ODPM guidance advises that issues such as the probability, duration, frequency and reversibility of the effects should be taken into account, along with the cumulative, secondary and synergistic effects. The geographical area and size of the population likely to be affected should also be considered.

The analysis of effects also needs to include whether they will be short, medium or long-term, permanent or temporary. The timescales will vary depending upon the options and the objectives against which they are being appraised. (For example: for transport, the short, medium and long terms could be 3, 10 and 25 years, while for climate change they could be 5, 20 and 100 years.)

### 5.4 **Testing the SPD – Key Findings**

When carrying out the SA of the SPD on Residential Extensions, consideration was given to the design guidelines summarised in each of the grey text boxes within the SPD document. The nature of the guidance means that, inevitably, there is a considerable amount of overlap and repetition between the text boxes. As a result, the decision was taken to appraise the SPD as a whole, amalgamating all the guidance into the one appraisal.

The results are shown in Table 3, below. The justifications for the assessment have been given, along with a summary of the appraisal against the social, environmental and economic objectives. While the advice is likely to bring about permanent social and economic benefits, the environmental effects are mixed, with the potential benefits of reducing the need for more, larger housing offset by the cumulative effects of a negative impact on climate change and loss of gardens/green space.

It should be possible to mitigate some of these negative effects by revising the advice, and giving greater prominence to sustainable construction and energy efficiency, and a number of recommendations have been given, (see below, and as set out in Table 3).

*Recommendations arising from Appraisal:*

1. Cross-reference to the draft LDF with regards alleviating the impact of climate change, and consider incorporating more encouragement for sustainable construction and energy efficiency.
2. Consider the means of assessing the cumulative effects on wildlife of the loss of gardens/green space.
3. Review the policy on retaining trees and hedges to accommodate options for replacing certain trees/hedges of minimal biodiversity and amenity value, to encourage the planting of species of greater wildlife value.
4. Consider the options for raising awareness of the problems of incorrect plumbing (eg: at the planning application stage), in conjunction with organisations such as the Environment Agency.

**TABLE 3: Sustainability Appraisal of Statements made in Supplementary Planning Document: Residential Extensions**

Summary of SA Objectives		Nature of Effect	Assessment of Effect			Justification for Assessment
			Short term	Medium Term	Long Term	
<b>SOCIAL OBJECTIVES</b>						
1	Reduce poverty & social exclusion	It is uncertain whether the improving the physical 'sense of place' would improve areas of disadvantage, and reverse deterioration.	0	?	?	Any positive effect of this advice is only likely to be seen in the medium to longer term, and would be very difficult to measure.
2	Improve health & well-being	Ensuring appropriate design to avoid loss of amenity will ensure continued well-being. Improving the sense of place may contribute towards increased well-being over time.	✓	✓/?	✓/?	The likelihood of these effects are medium to high, would occur throughout the Borough, and would be permanent.
3	Improve education, skills		0	0	0	
4	Opportunity to live in decent home	Using considerate building materials should enhance the appearance of homes.	✓	✓	✓	The likelihood of this is high, would occur throughout the Borough, and would be permanent over all timescales.
5	Improve c'ty safety & reduce fear		0	0	0	
6	Improve quality of where people live	Improving consistency and design will have a strong positive effect upon physical quality of where people live.	✓	✓✓	✓✓	The likelihood of this is high, would occur throughout the Borough, and would be permanent and potentially increasing over time as the improvements take place cumulatively.
7	Improve accessibility to services		0	0	0	
8	Enhance sense of community		0	0	0	
9	Improve tourism, leisure & culture		0	0	0	
<b>Summary appraisal against social objectives:</b>			✓	✓✓	✓✓	
By improving the appearance and quality of where people live, the guidance is likely to have a strong positive effect in the medium to long term. This effect would be experienced throughout the Borough.						
<u>Recommendation:</u> None						
<b>ENVIRONMENTAL OBJECTIVES</b>						
10	Reduce harmful impact of transport		0	0	0	

11	Conserve/enhance bio/geo-diversity	<p>Are there circumstances where the use of 'considerate building materials' would require the use of materials taken from sensitive natural locations, (eg: limestone, slate...?).</p> <p>Gardens have an important contribution in terms of wildlife habitat and 'green lungs' to absorb CO<sub>2</sub>. With increasing numbers of extensions, would there be a cumulative and longer term impact on biodiversity due to the loss of gardens?</p> <p>Retaining trees and hedges on the basis of their landscape/streetscape value may also have a beneficial impact on biodiversity. However, many urban or garden trees may be species which have minimal benefit for wildlife. In some cases, it might be appropriate to consider replacing less valuable trees with those of a more appropriate species, thereby enabling both the extension to take place, and improving the benefits for wildlife.</p>	?/x	?/x	?/x	<p>Would these policies allow the consideration of alternative materials, which may look appropriate but would not be taken from sensitive areas?</p> <p>With the increase in numbers of extensions, there needs to be some consideration of the scale and impact of the cumulative effects on wildlife of the loss of gardens/green space. The long-term effects of loss of green space within towns could be significant. A system would need to be considered to monitor and assess this impact.</p> <p>There may be potential for the SPD to be carefully worded, to enable the consideration of replacing trees in certain situations where it would bring about enhanced benefits for wildlife in the longer term.</p>
12	Enhance land- & townscapes	<p>Ensuring consistency within dwellings and townscapes will enhance the appearance of areas. Avoiding the cumulative impact of inappropriate rural extensions will also protect landscapes.</p> <p>However, building materials taken from sensitive locations (eg: quarries in the area?) may have negative secondary effects by damaging landscapes.</p>	✓/x	✓/x	✓/x	<p>The comment above applies, regarding the use of alternative materials.</p>
13	Protect/enhance natural resources	<p>Extensions have been identified (nationally) as a potential source of water pollution through incorrect plumbing.</p>	?/x	?/x	?/x	<p>The secondary and cumulative effects of this could be significant, especially with the increasing numbers of extensions. Although not a planning consideration, can this issue be highlighted through the provision of information at the planning application stage?</p>
14	Reduce impact of climate change	<p>Extensions using non-sustainable forms of construction, and inadequate levels of energy efficiency, could lead to increased levels of carbon emissions and atmospheric warming.</p> <p>However, more efficient use of residential properties may lead to a lower demand for larger housing in the area.</p>	✓/x	✓/xx	✓/xx	<p>The draft LDF proposes as one of its key aims, 'To reduce the impact of development on climate change.' Ways of doing this include promoting sustainable construction and design, and promoting energy efficiency and renewables. The means of promoting this aim through this SPD need to be considered, given the potential cumulative effect of extensions. At present, these issues are not covered within the guidance.</p>

15	Reduce waste, re-use and recycle	Extensions using non-sustainable forms of construction could lead to increased waste and inefficient use of resources. However, more efficient use of residential properties may lead to a lower demand for larger housing in the area.	✓/✗	✓/✗	✓/✗	As above, the draft LDF proposes the promotion of sustainable construction and design, and encouraging the efficient use of natural resources. The means of promoting this aim through this SPD needs to be considered. At present, these issues are not covered within the guidance.
<b>Summary appraisal against environmental objectives:</b>			✓/✗	✓/✗	✓/✗	
<p>Ensuring consistency and improving the quality of the physical appearance of townscapes will have a positive effect on a permanent basis throughout the Borough. Also, extending existing properties and making more efficient use of the space may reduce the need for new housing. However, there may be significant, adverse cumulative effects. There is currently no encouragement for sustainable construction methods or energy efficiency. This may significantly undermine one of the key aims of the draft LDF to alleviate the impact of climate change. There is a possibility that the requirement for 'considerate building materials' may have secondary effects on the landscape or biodiversity if those building materials are quarried from sensitive locations. Finally, cumulative impacts of the loss of gardens and green space, the nature of the trees to be protected, and the likelihood of water pollution from incorrect plumbing need to be considered.</p> <p><b>Recommendations:</b></p> <ol style="list-style-type: none"> <li>1. Cross-reference to the draft LDF with regards alleviating the impact of climate change, and consider incorporating more encouragement for sustainable construction and energy efficiency.</li> <li>2. Consider the means of assessing the cumulative effects on wildlife of the loss of gardens/green space.</li> <li>3. Review the policy on retaining trees and hedges to accommodate options for replacing certain trees/hedges of minimal biodiversity and amenity value, to encourage the planting of species of greater wildlife value.</li> <li>4. Consider the options for raising awareness of the problems of incorrect plumbing (eg: at the planning application stage), in conjunction with organisations such as the Environment Agency.</li> </ol>						
<b>ECONOMIC OBJECTIVES</b>						
16	Encourage & support business		0	0	0	
17	Enhance image as business location	Enhancing the character and appearance of an area by consolidating design and improving the 'sense of place' will have a positive impact upon the image of the area as a business location.	✓	✓✓	✓✓	The likelihood of this impact is high, permanent and medium to long term, and will be reflected throughout the Borough.
18	Encourage social/ env. performance		0	0	0	
<b>Summary appraisal against economic objectives:</b>			✓	✓✓	✓✓	
<p>The advice is likely to bring about a positive benefit for the economy by enhancing the image of the area as a business location over the medium to long term .</p> <p><b>Recommendations:</b> None</p>						
<b>CONCLUSIONS</b>						
<p>The advice is likely to bring about permanent social and economic benefits. The environmental effects, however, are mixed, with the potential benefits of reducing the need for more, larger housing offset by the cumulative effects of a negative impact on climate change and loss of gardens/green space. It should be possible to mitigate some of these negative effects by revising the advice, and giving greater prominence to sustainable construction and energy efficiency.</p>						



## CHAPTER 6: MONITORING THE SUSTAINABILITY EFFECTS OF THE SPD

### 6.1 Establishing an appropriate level of monitoring

The SEA Directive does not specify that monitoring of significant environmental effects has to be done for each plan or programme individually. Nor does it need to be done directly by the local authority. Monitoring may cover several plans and programmes as long as sufficient information about environmental effects is provided for the individual plans and programmes.

The ODPM guidance therefore advises that there is scope for flexibility with the monitoring, depending upon the type and scale of the plan or programme to be monitored, and as long as the requirements of the Directive are met. The monitoring needs to assess the impact (positive or negative) of any sustainability effects. (These are in addition to any monitoring that may need to be carried out to ensure that the SPD is meeting its planning objectives or targets.) In selecting potential indicators for monitoring, consideration also needs to be given to:

- ease of collation;
- existing sources of information; and
- correspondence with other areas of monitoring or data collation.

With this in mind, consideration has been given to what level of monitoring would be appropriate for the SPD. Given the nature of the SPD, and the relatively few significant sustainability effects anticipated, it is considered that the plan can be monitored to a large extent by indicators already being collated, or proposed for collation, elsewhere.

However, this SPD is the first of the LDF documents to undergo the full SA, and as such is the first to be considered for detailed monitoring. No monitoring strategy is yet in place for the LDF as a whole, and while indicators have been suggested for monitoring as part of the SA Scoping Report of the Key Issues, that document is still being finalised.

It is therefore difficult at this stage to be too prescriptive about the monitoring requirements for the SPD. It could be monitored to a large extent via indicators measured for other parts of the LDF and accompanying SA's. However, with those monitoring requirements not finalised as yet, the suggestions below may have to be reviewed when the more substantial LDF documents and monitoring requirements are drawn up at a future date.

The indicators suggested below are therefore given with these provisos in mind.

### 6.2 Suggested indicators for monitoring the SPD

The significant effects anticipated from the SPD relate to the impacts upon climate change and green space. A number of these issues have been measured as part of the collation of baseline information for the SA Scoping Report of the LDF Key Issues, which was used to inform this report. In addition, a number of suggested indicators were put forward within the Scoping Report in order to measure the contribution the LDF would make towards the achievement of the Sustainability Objectives compiled for the Sustainability Appraisal Framework.

These indicators are set out below. The data for some of these is already being compiled, but a system would have to be set up for others.

In addition, two indicators have been suggested which would be specific to this SPD. These relate to the anticipated cumulative impact of reducing levels of green space/gardens within the urban environment. This data has also been identified as relevant to establishing the baseline information, in Chapter 3.

<b>Indicator</b>	<b>Derived from:</b>	<b>Source</b>	<b>Also collated for:</b>	<b>Ease of collation</b>
<b><i>EFFECT UPON CLIMATE CHANGE:</i></b>				
Energy consumption per household	Annual HECA Reports	SBC; TADEA	SA Baseline data (for LDF and SPD)	A
No. of properties built to sustainable construction standards	Development Control figures (could give numbers of extensions?)	SBC	SA Framework monitoring	C
No. of applications approved for, or incorporating forms of renewable energy	Development Control figures (could give numbers for extensions?)	SBC	SA Framework monitoring	B
No. of developments using reclaimed materials in construction	Development Control figures (could give numbers for extensions?)	SBC	SA Framework monitoring	C
<b><i>EFFECT UPON GREEN SPACE/BIODIVERSITY:</i></b>				
% developed land in residential areas	Unknown	?	SA Baseline data for SPD	C
% green space/gardens within built up areas	Unknown	?	SA Baseline data for SPD	C

**Key for Codes relating to 'Ease of Collation':**

- A** Figures already collated and readily available in relevant format
- B** Data available, but system would need to be established to extract information in relevant format and monitor.
- C** Data not currently collected.

## **CHAPTER 7: CONCLUSION**

This Sustainability Appraisal of the SPD on Residential Extensions has sought to identify the significant sustainability effects which may arise as a result of implementing the guidance. It has drawn heavily upon the SA Scoping Report of the LDF Key Issues, which had been produced in great detail a very short time earlier. As a result, it was possible to use the Scoping Report to inform the review of plans and programmes, the collation of baseline information, and to provide the Sustainability Framework for carrying out the appraisal.

The nature of the SPD meant that the appraisal process could be consolidated into one general assessment. The SA process identified that the advice is likely to bring about permanent social and economic benefits. The environmental effects, however, are mixed, with the potential benefits of reducing the need for more, larger housing offset by the cumulative effects of a negative impact on climate change and loss of gardens/green space. It should be possible to mitigate some of these negative effects by revising the advice, and giving greater prominence to sustainable construction and energy efficiency, and a number of recommendations have been made.

It has been difficult to be precise about monitoring requirements, given that many of the indicators could correlate with the baseline and monitoring requirements of other LDF documents not yet produced or finalised. However, as with the previous SA Scoping Report for the LDF Key Issues, it has been possible to identify the need for more information on biodiversity and green space for both baseline and monitoring purposes.

The SA process has been able to highlight potential sustainability effects of the SPD, and as a result has suggested ways of mitigating and monitoring these impacts. It has therefore proved useful in helping to inform and improve the SPD.

**APPENDIX I: Assessment of Significant Effects Matrix for Saved Policies H15 and H16**

	<p><i>Policy H15 – “Extensions to dwellings will normally be approved provided the proposals are of a scale and design compatible with the property and there are no adverse affect on:</i></p> <ul style="list-style-type: none"> <li><i>a) the amenity and privacy of surrounding properties contrary to Policy D5;</i></li> <li><i>b) the general character of the area; and</i></li> <li><i>c) highway safety contrary to Policy T7”</i></li> </ul>	<p><i>Policy H16 – “Planning permission will normally be granted for an extension to the front elevation of a dwelling only where:</i></p> <ul style="list-style-type: none"> <li><i>a) it does not project forward of the building line;</i></li> <li><i>b) it is on an isolated dwelling; or</i></li> <li><i>c) it is on a dwelling in an area where there is no common building line.”</i></li> </ul>
<b>Characteristics of the plan or programme</b>		
the degree to which the plan or programme sets a framework for projects or other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	Policy H15 identifies the locations where planning permission for residential extensions to dwellings will be approved in the Borough, subject to conformity with specific visual and social criteria.	Policy H16 identifies the locations where planning permission for front residential extensions to dwellings will be approved in the Borough, subject to conformity with specific visual/spatial criteria.
the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;	Policy H15 currently influences existing Supplementary Planning Guidance Note 4.	Policy H16 currently influences existing Supplementary Planning Guidance Note 4.
the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	Policy H15 allows existing residential to extend their property in a visually and socially acceptable manner. This helps to minimise impact, but there is no cross-reference to environmental or sustainability criteria.	Policy H16 allows existing residential to extend their property in a visually and socially acceptable manner. This helps to minimise impact, but there is no cross-reference to environmental or sustainability criteria.
environmental problems relevant to the plan or programme	Policy H15 aims to prevent inappropriate extensions.	Policy H16 aims to prevent inappropriate extensions.
the relevance of the plan or programme for the implementation of Community legislation on the environment.	The Borough Local Plan was prepared prior to EU legislation on Strategic Environmental Assessment.	The Borough Local Plan was prepared prior to EU legislation on Strategic Environmental Assessment.

<b>Characteristics of the effects and of the area likely to be affected</b>		
the probability, duration, frequency and reversibility of the effects	Residential extensions should take place within the curtilage of dwellings. They would therefore be defined as previously developed land, by Annex c of Planning Policy Guidance note 3. Planning applications for residential extensions are increasing. The existing Supplementary Planning Guidance Note 4 is becoming out-of-date and in need of review. A review of this SPG would encourage development to come forward in an environmentally and socially acceptable manner.	Extensions to the front elevation of dwellings are very limited. The issue is linked to the issues affecting the implementation of Policy H15. The existing Supplementary Planning Guidance Note 4 is becoming out-of-date and in need of review. A review of this SPG would encourage development to come forward in an environmentally and socially acceptable manner.
the cumulative nature of the effects	Adverse residential extensions can have a negative impact, eg: upon the local streetscene, or upon climate change due to poor construction. Therefore, up-to-date guidance is necessary.	Adverse residential extensions to front elevations have a negative impact upon the local streetscene. Therefore, up-to-date guidance is necessary to ensure that these do not come forward.
the trans-boundary nature of the effects	None	None
the risks to human health or the environment (e.g. due to accidents)	None	None
the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	Policy H15 affects the residential areas of the Borough.	Policy H16 affects the residential areas of the Borough.
the value and vulnerability of the area likely to be affected due to: - special nature characteristics or cultural heritage; - exceeded environmental quality standards or limit values - intensive land-use	Policy H15 affects the residential areas of the Borough. No significant effects will take place on cultural, nature conservation assets as a result of the implementation of this Policy.	Policy H16 affects the residential areas of the Borough. No significant effects will take place on cultural, nature conservation assets as a result of the implementation of this Policy.
the effects on areas or landscapes which have a recognised national, Community or international protection status	None	None

