

**Stratford-on-Avon District
Local Development Framework**

**Managing Housing Supply
Supplementary Planning Document**



NOVEMBER 2006

Managing Housing Supply Supplementary Planning Document

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1. Introduction

- 1.1 The purpose of this Supplementary Planning Document (SPD) is to control the release of housing sites within the District in order to restrict any over supply in relation to the strategic housing requirement set out in the West Midlands Regional Spatial Strategy. The SPD was adopted by the District Council on 13 November 2006.
- 1.2 Whilst aiming to restrict any over-supply, the SPD also aims to ensure that where housing development does occur it is more effectively targeted towards meeting local housing needs.
- 1.3 The scope of the policy set out in the SPD is district-wide.
- 1.4 A draft version of this SPD was published for public consultation in early July. Comments on the draft SPD were invited during the consultation period commencing on Thursday 6 July and concluding on Thursday 17 August. During the consultation period responses were received from 55 separate organisations and individuals.
- 1.5 All of the representations were reported to and considered by the Council's Executive on 30 October 2006, and a number of changes have been made in response to the representations which are now incorporated into this SPD. Further information can be found in the consultation statement which accompanied the publication of the adopted SPD.

2. Policy Context

- 2.1 This SPD has been prepared within the context of the Development Plan for Stratford District which comprises:
 - The West Midlands Regional Spatial Strategy (formerly RPG11), issued in June 2004;
 - The Warwickshire Structure Plan, adopted in August 2002; and
 - The Stratford-on-Avon District Local Plan Review 1996-2011 adopted on 14 July 2006.
- 2.2 In accordance with the development plan provisions of the Planning and Compulsory Purchase Act 2004 which came into force in September 2004 the Regional Spatial Strategy (RSS) now forms part of the development plan for the area. Under the provisions of the Act the Warwickshire Structure Plan is 'saved' for a period of 3 years which ends in September 2007. Guidance is quite clear that where there is conflict between the provisions of the RSS and the Structure Plan, the RSS takes precedence.

West Midlands Regional Spatial Strategy (RSS)

- 2.3 Regional Planning Guidance for the West Midlands was issued by the Secretary of State in June 2004. This subsequently became the West Midlands Regional Spatial Strategy (RSS) in September 2004 and provides the strategic framework for spatial planning in the area. The RSS covers the period up to 2021 and calls for a fundamental change in direction for housing provision across the region. The RSS seeks to reverse the movement of people and jobs away from the 'Major Urban Areas' (MUAs) of Birmingham/Solihull, the Black Country, Coventry and the North

Staffordshire Conurbation. It seeks to do this by improving the quality and increasing the quantity of jobs and homes within the MUAs, whilst restricting new housing development in the shire areas beyond the MUAs to that which largely meets local needs.

- 2.4 In Warwickshire, Rugby is identified as a 'focus for development' which could have the potential to accommodate longer term strategic housing development, the nature and timing of which will be determined through a review of RSS. Stratford-upon-Avon along with Leamington Spa/Warwick and Nuneaton are identified as 'Other Large Settlements' where development should be focussed to primarily meet locally generated needs.
- 2.5 The implications of this strategy for housing provision in Warwickshire are clearly shown in Table 1 below. This table sets out the annual average rates of housing provision which the RSS expects to be achieved within Warwickshire and shows how the annual rates are expected to reduce during the life of the RSS upto 2021. It is important to note that these rates are expressed as maxima and take precedence over the Structure Plan requirements.

Table 1 - West Midlands Regional Spatial Strategy 2001-2021 Annual Average Rates of Housing Provision for Warwickshire (source: Policy CF3. Table 1)	
Time Period	Dwellings per annum (maximum)
Upto 2007	2,000
2007-2011	1,500
2011-2021	1,350

- 2.6 The RSS does not specify how the Warwickshire requirement should be distributed between the five local authority areas within the county. This is a matter that will be addressed by the ongoing review of the RSS, but in the interim government advice dictates that local planning authorities should apply the RSS provision figures using their existing Structure Plan proportions.
- 2.7 Policy CF.6 of the RSS expects local planning authorities to include policies within their plans that seek to manage the release of new housing land. The aim of such policies should be to secure the development of previously developed land and to avoid undermining urban renaissance in the Main Urban Areas.

Warwickshire Structure Plan 1996-2011

- 2.8 The Structure Plan sets out a housing requirement of 31,100 dwellings to be provided in the county between 1996-2011 of which 8200 dwellings (26.4%) are to be provided in Stratford-on-Avon District. The basic development strategy as set out in Policy GD.3 is to direct most new development to towns of over 8000 people (at 1991). It is considered that these settlements, referred to as main towns, offer the best prospects for achieving sustainable development. Within Stratford-on-Avon District the only main town is Stratford-upon-Avon.
- 2.9 Although the Structure Plan remains as a saved document the housing targets pre-date the latest guidance in the RSS. Advice issued by the

Government Office for the West Midlands has confirmed that it is now necessary to determine district level housing figures for the period to 2011 by applying the Structure Plan proportions to the housing figures provided in the RSS.

Stratford-on-Avon District Local Plan Review 1996-2011

- 2.10 The Local Plan Review was adopted on 14 July 2006. The strategic policies of the Plan have been modified to reflect the provisions of the RSS and the fact that these now take precedence over the Structure Plan.
- 2.11 The housing provision figure identified in Policy STR.2 of the Plan has been derived by applying Stratford-on-Avon District's existing Structure Plan proportion (26.4%) to the revised housing provision set out in Policy CF3 of the RSS. This produces a requirement of 4752 dwellings to be built in the period 2001-2011. 3288 dwellings have already been built between 2001-2006 leaving a residual requirement of 1464 upto 2011.
- 2.12 Policy STR2 states that:

'Planning permission will not be granted for housing proposals which would lead to or exacerbate significant over-provision of housing in relation to the requirements of the Regional Spatial Strategy, either individually or cumulatively. Exceptionally, proposals for housing which will have appreciable benefits for the local community and environment will be permitted. The circumstances in which proposals may be permitted will be defined in detail in a Supplementary Planning Document.'

The policy enables the District Council to refuse planning permission for dwellings on the basis of significant overprovision against the RSS housing requirement. For the purpose of the policy the point at which overprovision is deemed to be significant is 10% above the 2001-2011 requirement (475 dwellings). However the policy also allows scope for proposals which will have positive value for the local community and environment. The aim of this Supplementary Planning Document is to provide guidance on those types of proposal which are likely to merit favourable consideration.

3. Housing Land Supply in Stratford District

- 3.1 The progress which has been made in respect of housing provision in Stratford-on Avon District, reflecting the maximum annual rates specified in RSS, is shown in table 2 below.

Table 2 – Progress Towards Meeting Regional Spatial Strategy Housing Provision in Stratford-on-Avon District		
RSS Housing Provision for Warwickshire:		
1	2001-2007 @ 2000 dwellings p.a.	12000
2	2007-2011 @ 1500 dwellings p.a.	6000
3	Total provision needed 2001-2011	18000
4	Stratford-on-Avon District provision needed 2001-2011 based on WASP growth proportion (26.4%)	4752
5	Dwellings built in Stratford-on-Avon District 2001-2006	3288
6	Dwellings needing to be built 2006-2011	1464
7	Required annual completion rate 2006-2011	293

- 3.2 Much of the housing provision has already been made through dwellings already built, under construction or subject to planning permissions yet to be implemented. Table 3 indicates a projected surplus of supply against the RSS requirement of 676 dwellings or 14.2%. This level of overprovision could indicate that the District is meeting the needs of migrant households to a greater extent than that which is planned for in the RSS. The effect of overprovision would be to undermine the aims of the RSS to achieve an urban renaissance in the major urban areas of the region such as Birmingham, Coventry and Solihull. Urgent action is therefore required to reduce the flow of housing development, which if left unchecked would exacerbate the overprovision of housing already predicted in Table 3.

Table 3 – Provision for House Building 2006-2011			
			Notes:
RSS-based provision for Stratford-on-Avon District			
1	Dwellings needing to be built 2006-2011	1464	See Table 2, line 6.
Committed housing provision			
2	Dwellings being built 31-3-2006	490	
3	Not yet commenced by 31-3-2006	1013	Includes assumption that 15% of non-allocated sites will not be built within plan period.
Sites shown on Proposals Map			
4	Local Plan Review Proposals	427	Excludes proposals subject to planning permission or Committee resolution. Discounted by 15% for non-implementation.
Windfall allowance			
5	Brownfield windfall allowance 2006-2011	210	Estimate of potential contribution of small brownfield windfall sites (<0.3ha.) in Stratford-upon-Avon and Main Rural Centres based on trend in release of sites over last nine years.
Total Provision			
6	Total provision including windfall allowance	2140	
Balance against RSS provision			
7	Balance of supply against RSS provision	+676	

Allocated Sites

- 3.3 The adopted Local Plan Review allocates a number of sites for residential development in Stratford-upon-Avon and the Main Rural Centres in order to meet the housing requirements for the District. A number of the allocated sites remain uncommitted, i.e. do not have planning permission or Committee resolution of support. It is apparent from the analysis in Table 3 that the development of these sites is no longer required in order to meet the strategic housing requirement set out in the RSS.
- 3.4 Policy STR.2A of the Local Plan states that the 'release of sites for housing development will be regulated taking into account the extent of provision set out in Policy STR.2...'. Given the progress that has been made towards meeting the strategic requirement it is appropriate to restrict the further release of allocated sites to prevent over-provision. It is therefore intended that all the allocated sites, which remain uncommitted will not be released for development prior to 2011, unless the development would

meet one or more of the criteria specified in the approach to managing housing supply in the following section.

4. Managing Housing Supply

- 4.1 The policy guidance set out in this SPD aims to reduce the supply of housing sites in the short term by restricting new permissions for residential development to those sites where such development would meet a specific local need or objective and would meet the aims of sustainable development.

THE APPROACH TO MANAGING HOUSING SUPPLY

In order to manage the supply of housing in relation to the strategic housing requirement between 1996-2011, planning permission for housing development will be refused unless one of the following criteria applies:

- 1) The development is solely for affordable housing and accords with Local Plan Review Policy COM.13 and, in the case of smaller villages Policy CTY.5.**
- 2) In the case of sites in the Main Rural Centres and Local Centre Villages, the development is a small scale scheme which meets housing needs which have been identified by a local community in accordance with Policy COM.1 of the Local Plan Review.**
- 3) The development is a 'one for one' replacement of an existing permanent dwelling in accordance with Local Plan Review Policy COM.12**
- 4) The development would provide a permanent dwelling for occupation by a rural worker in accordance with Local Plan Review Policy CTY.6**
- 5) The development is for the conversion of a listed building, a building of local historic interest or a building which makes an important contribution to the character and amenity of a settlement where it can be demonstrated that this is the only viable and appropriate means of securing the future of the building in accordance with Policy CTY.2A.**
- 6) The development secures a demonstrable environmental benefit through the redevelopment and re-use of a 'bad neighbour' site in accordance with Local Plan Review Policy PR.11.**

Permission will only be granted for other forms of housing development in exceptional circumstances where it is clearly demonstrated that the development is required in order to deliver substantial benefits for the local community and/or the environment which would not otherwise be forthcoming.

The Authority will assess whether a proposal demonstrates 'exceptional circumstances' and would deliver 'substantial benefits' using the following tests:

- 1. Is the site of key importance to the character and appearance of the settlement as a whole or the general area?**
- 2. Is the current condition/use of the site substantially harmful to the character and appearance of the area?**
- 3. Has development of the site been identified as being important by the local community in a Parish Plan or similar?**
- 4. Is residential development (including mixed use development) the only practical means of achieving the desired benefit?**
- 5. Does the proposal comply in all other respects with the relevant policies and proposals of the Local Plan?**

Explanation

Provision of Affordable Housing

- 4.1 The RSS recognises that insufficient affordable housing is one of the key problems facing the south and east of the region. Through Policy CF.5 local planning authorities are encouraged to seek affordable housing on smaller sites and bring proposals forward through the development plan process. Policy H2 of the Structure Plan includes an indicative figure of 3700 dwellings for the period 1996-2011.
- 4.2 The Council has a longstanding commitment to providing everyone with the opportunity of a decent home and to the provision of affordable housing to meet demonstrated local needs. Affordable housing is included as a key priority in the Stratford-on-Avon Community Plan and in the Council's Corporate Strategy.
- 4.3 Despite recent successes, evidence of local need shows a continuing shortfall of affordable housing in the district. A variety of demographic and social factors, coupled with pressures generated by economic growth and in-migration, mean that a substantial number of low income households are unable to find suitable housing to rent or buy in the private market. Enabling new provision of affordable housing continues to be a key priority for the Council. It is essential therefore that this SPD should allow for the development of sites solely for affordable housing.
- 4.4 Whilst the Council is seeking to restrict permissions on windfall sites it will make an exception for housing which is genuinely affordable to those in local housing need providing that the proposals accords with Local Plan Review policy COM.13 and in the case of rural sites Policy CTY.5. For the purposes of this SPD the definition of affordable housing is that which is set out in Key Principle 8 of the Council's Meeting Housing Needs Supplementary Planning Guidance (June 2006).

- 4.5 In accordance with the approach set out in this SPD there are three main types of sites for affordable housing which may come forward:
- (i) Allocated and windfall sites where the development is exclusively of affordable housing;
 - (ii) 'Local Choice' schemes promoted within the framework of Policy COM.1; and
 - (iii) rural 'exception' schemes promoted within the framework of Policy CTY.5.
- Whilst supply from these sources counts towards the strategic housing requirements, it is considered that the continued provision of affordable housing to meet local needs accords with RSS and local policy objectives.'

Housing to Meet Local Needs

- 4.6 Policy CF2 of the RSS indicates that in rural areas the provision of new housing should generally be restricted to meeting local housing needs and/or to support local services. Policy COM.1 of the Local Plan Review enables local communities to plan for and meet their own needs through small-scale schemes for residential and other development. It is important that the opportunity for communities to meet their local needs through Policy COM.1 is retained. Schemes supported by Policy COM.1 will by definition be small scale and to meet local needs and as such they are considered to be compatible with the aims of the RSS.

Replacement Dwellings

- 4.7 Proposals that do not result in a net increase in the number of dwellings i.e. the one for one replacement of existing dwellings in accordance with Policy COM.12 will continue to be permitted.

Rural Workers Dwellings

- 4.8 Policy CTY.6 of the Local Plan Review allows the provision of new housing development in rural areas where it can be demonstrated that it is essential for farm workers or those engaged in other forms of activity in the countryside, to live at or in the immediate vicinity of their place of work. Proposals which meet the criteria set out in Policy CTY.6 will continue to be permitted.

Listed Buildings or Buildings of Local Historic Interest

- 4.9 The Council aims to secure the preservation of buildings which are listed as being of special architectural or historic interest. The Council may permit residential conversion where this provides the only reasonable means of ensuring the listed building is protected from deterioration. This provision could also apply in appropriate cases to buildings of local historic interest and to buildings which make an important contribution to the character and amenity of a settlement. In the case of buildings outside the built-up areas of Stratford-upon-Avon and the Main Rural Centres the provisions of Local Plan Review policy CTY.2A will apply.

Bad Neighbour Sites

- 4.10 There can occasionally be sites which contain abandoned buildings in a dangerous condition, or which support sources of significant nuisance such as smell, noise etc. These sites can harm the amenity of the local area and in some cases fall outside the scope of the mitigating measures and

controls available through Integrated Pollution Control. The Council may permit the redevelopment of such sites where this would secure a positive environmental improvement. Whilst this would not necessarily mean that the use of the site would change, in some cases residential use may be the most appropriate use or may form part of a mix of appropriate uses for such sites. Such proposals which meet the requirements of Policy PR.11 will continue to be permitted.

Exceptional Circumstances

- 4.11 There may be an extremely limited number of cases in which housing development can be justified by exceptional circumstances: where development is necessary in order to achieve highly desirable and substantial benefits for the local community and/or environment and where the development accords with other Local Plan policies. The 5 tests for exceptional circumstances listed at paragraph 4.1 do not necessarily all have to be met, but taken together will indicate whether the proposal is sufficiently exceptional and beneficial to be exempted from the effect of this SPD.

Definition of a Dwelling and Exclusions from the Policy

- 4.12 For the purposes of this policy, a dwelling is defined as a self-contained unit of accommodation. This means a dwelling where the occupant/household has exclusive use of bathroom and kitchen facilities and the accommodation is accessed through its own main entrance door. The following types of accommodation are excluded from this definition as they do not count towards the strategic housing requirement:

- Extended family accommodation (granny flats).
- Residential/nursing homes.
- Hostels, including student halls of residence.
- Short-term holiday lets where occupancy is limited by a planning condition.
- Mobile homes including pitches for gypsies and travellers

- 4.13 For the avoidance of doubt, the approach to managing housing supply set out in this SPD does not apply to sites which have the benefit of outline permission for housing development, but where an application for the approval of reserved matters has yet to be submitted. The restrictive approach set out in this SPD will furthermore not apply to sites with extant planning permissions for residential development, unless there is no reasonable prospect of the extant planning permission being implemented.

5. Monitoring

- 5.1 The Council will continue to monitor the provision of housing in the District through the formal Annual Monitoring Report, which is reported to Executive and submitted to Government Office before the end of December each year. In addition to this it is proposed that two information sheets will be produced annually. The first will assess permissions and completions as at 31 March in that year, and the second

will assess the position as at 31 October that year. The first information sheet would be issued by July and the second by January. The SPD will remain in operation if monitoring shows a continuing overprovision of 10% or more above the RSS requirement.

- 5.2 The Regional Spatial Strategy is currently being reviewed and rolled forward to cover the period up to 2026. It is anticipated that the revised RSS will be finalised by the end of 2008. The revised RSS should provide district level annual housing requirements up to 2026. The operation of this SPD will be reviewed when the RSS Phase II revision provides District level housing figures.

6. Operation of the SPD

- 6.1 The provisions of this adopted SPD will be applied to all decisions made after the date of adoption i.e. 13 November 2006, with the exception of:
- any decisions by the District Council to grant planning applications which were submitted to the Council before the 22 June 2006, i.e. the date upon which the current approach to managing housing supply was brought into operation.

APPENDIX 1

SUSTAINABILITY APPRAISAL OF THE SUPPLEMENTARY PLANNING DOCUMENT – MANAGING HOUSING SUPPLY

1. Introduction and Purpose of the Sustainability Appraisal Report

- 1.1 At the core of the need to carry out a Sustainability Appraisal of Local Development Documents (LDD) and Supplementary Planning Documents (SPD) is the fundamental objective of the planning system to facilitate the delivery of the government's planning policy objective of achieving sustainable development. Sustainable development and the objectives it seeks to achieve give us the opportunity to revisit some of the original principles of social equity, the management of economic impacts, and proper mitigation of the environmental consequences of development. The shift in ethos of the planning system from land use planning to spatial planning provides a useful platform for the planning system to contribute significantly towards sustainable development.
- 1.2 It is often very difficult to balance the potential tensions that might exist between social, economic and environmental objectives. Sustainability Appraisal is a means for ensuring that a good balance is achieved between the three dimensions of sustainable development. It enables a critical assessment of each policy or proposal and the contribution they make towards sustainable development. It also enables weaknesses in plans to be identified and mitigation measures introduced to make them as sustainable as they could possibly be. More importantly, it enables these considerations to be taken into account at the early stages of the development plan process.
- 1.3 Sustainability Appraisal of Development Plan Documents and Supplementary Planning Documents is a requirement of the Planning and Compulsory Purchase Act of 2004 and encompasses the provisions of European Union Directive 2001/42/EC (SEA Directive), which require an assessment of the effects of certain plans and programmes on the environment. The key purpose of this European Directive is to provide adequate protection for the environment and contribute to the integration of environmental considerations into the preparation of plans and programmes.
- 1.4 The overall goal of the Stratford-on-Avon District Local Plan Review is "to make a significant contribution to the United Kingdom's (UK) sustainable development strategy by meeting the social and economic needs of communities throughout Stratford-on-Avon District whilst maintaining effective protection of the environment and ensuring the prudent use of resources". This goal acknowledges the important role that the Local Plan can play in supporting the socio-economic needs of local communities and promoting sustainable development.
- 1.5 The Local Plan Review has already undergone a thorough Sustainability Appraisal as part of its preparation. The Appraisal Report was published in January 2002 and a full copy of the Sustainability Appraisal can be obtained from the Policy Section of the District Council. The appraisal was independently verified to ensure its objectivity and the soundness of its approach. It was therefore an influential piece of work in defining the social, economic and environmental objectives of the plan. In preparing the sustainability appraisal, the Council was concerned to ensure that the

provisions of the SEA Directive had been met. Although it was not a requirement at the time, the Council did so because it had recognised that the concept of sustainable development encompasses a far broader agenda than just the consideration of environmental issues. It is intended that the evidence base used to underpin the appraisal of the Local Plan Review will be developed more fully under the new Local Development Framework.

- 1.6 The methodology for carrying out sustainability appraisals and the evidence base required has moved on since and it is expected that the sustainability appraisal of the Local Development Documents will take that on board.
- 1.7 In clarifying the operational details of some of the policies of the Local Plan in order to manage the supply of housing in the District, the Council has prepared a Supplementary Planning Document – Managing Housing Supply. This Sustainability Appraisal Report is an integral part of the Managing Housing Supply SPD.

2. Summary and key objectives of Managing Housing Supply SPD

- 2.1 There is presently a significant over supply of housing provision in the District against the provisions of the Regional Spatial Strategy. The Managing Housing Supply SPD has been prepared to demonstrate how this over-supply would be controlled and managed by restricting the release of allocated and windfall housing sites.
- 2.2 Policy STR.2 of the Revised Local Plan provides a reason to refuse planning applications for housing proposals if they would lead to or exacerbate significant over provision of housing in relation to the requirements of the Regional Spatial Strategy, either individually or cumulatively. The SPD sets out clearly the circumstances under which housing proposals would be supported and how the supply of housing would be monitored to avoid significant over supply. For the purposes of Policy STR.2, the point at which overprovision is deemed to be significant is 10% above the 2001 – 2011 requirement specified by the RSS.

3. Baseline Information and Trends to justify this SPD

- 3.1 The District comprises of about 250 towns and villages spread over an area of 979 sq.km making it the largest District by area in Warwickshire. It has a population of 111,484 people. The unemployment rate is about 1.2% compared to UK average of 2.5%. A significant proportion of the district's residents are highly educated. The average household income of about £29,600 is above the national average of £26,200. In 2001, there were about 48,659 homes. Half the households have 2 or more cars. The combination of these factors and the healthy economy of the District, together with attractive environment, create significant pressure on the housing market in the District. This pressure is likely to continue and needs to be managed.
- 3.2 The Local Plan Review and the Annual Monitoring Report provide a full account of the present supply of housing in the District. Monitoring of housing supply shows a clear trend towards significant over-provision. The housing land supply position as at 31.3.2005 revealed a projected surplus of 289 dwellings or 6% above the RSS requirement. The latest data as at 31.3.2006, shows that the total provision of housing including windfall

allowance is 676 dwellings over the RSS requirement. This is about 14.2% over and above the required provision and 4.2% over and above the point at which the over supply is deemed significant. There is evidence to suggest that the upward trend in the over provision of housing in the District would continue without the necessary control mechanisms. This SPD is designed to offer this control and its need is therefore immediate. It is important to emphasise that the RSS requirement is expressed as a maximum.

3.3 It is also important to stress that whilst aiming to restrict any over supply, the SPD also aims to ensure that where housing development does occur, it is more effectively targeted towards meeting local housing need.

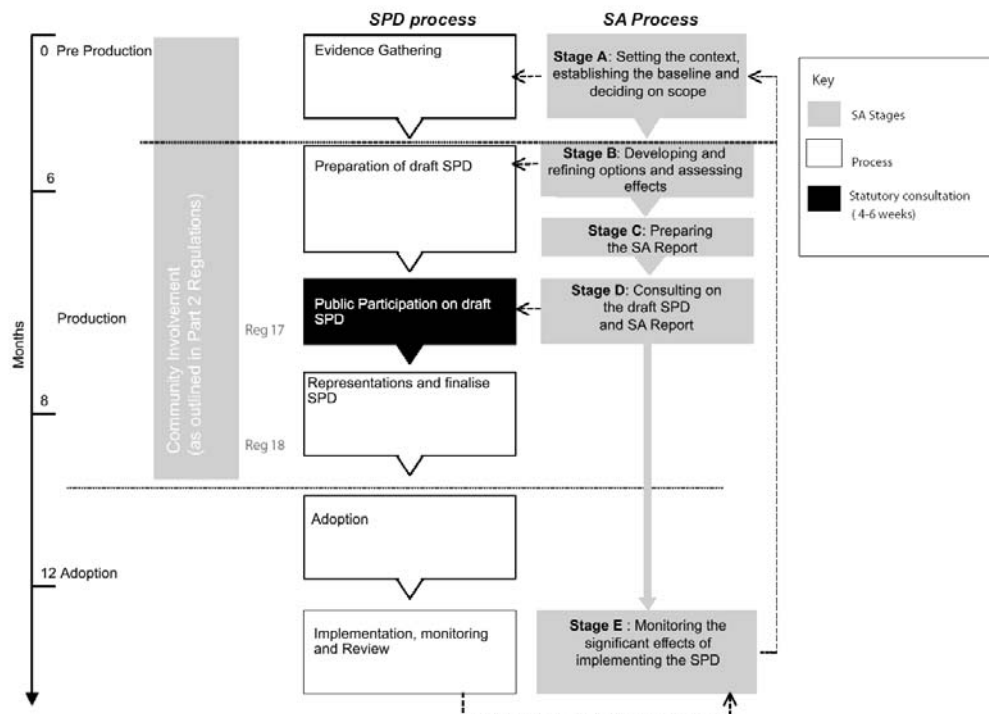
4. Sustainability Appraisal Process

4.1 Government guidance on Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents published in November 2005 sets out five key stages for the preparation of sustainability appraisals of SPDs. These include:

- setting the context and objectives, establishing the baseline and deciding on the scope;
- developing and refining options and assessing effects;
- preparing the sustainability appraisal report;
- consulting on Draft SPD and Sustainability Appraisal Report;
- monitoring the significant effects of implementing the SPD.

4.2 The interrelationships between the preparation of an SPD and the SA process is set out in Figure 1 below.

Figure 1: Supplementary Planning Document Preparation Process



- 4.3 However, the provisions of the government guidance allow scope for specific exemptions to be made for sustainability appraisal of SPDs that have no significant effects. A key question is whether an exemption would apply to this particular SPD. An assessment has been undertaken in accordance with the government guidance on screening to determine whether an exemption would apply to this SPD. It was concluded that a full sustainability appraisal would not be needed in this particular instance because the SPD would have no significant social, economic and environmental effects beyond those already appraised in relation to the parent policies in the Local Plan Review.
- 4.4 The Planning and Compulsory Purchase Act requires the Local Planning Authority to produce a Sustainability Appraisal Report for all LDDs, including SPDs, regardless of whether there are likely to be any significant effects. Because the SPD has been judged not to require a full sustainability appraisal, the SA Report is a commentary on the sustainability effects of the relevant parent policies of the Local Plan Review as recommended by the government guidance.

5. Assessment of the Sustainability Effects of the Relevant Parent Policies of the Local Plan Review.

- 5.1 As stated above, the SA Report is a commentary on the sustainability effects of the parent policies in the Local Plan Review, which the SPD seeks to clarify. The SPD clarifies the circumstances under which new proposals for housing would be supported. The relevant parent policies in the Local Plan Review are- Policies STR.2, STR.4, PR.11, COM.1, COM.12, COM.13, CTY.2A, CTY.5, and CTY.6. A commentary is given below on how these policies contribute towards the achievement of the social, economic and environmental objectives of the Plan. Commentary is also given on the effects of these policies on the elements of sustainable development established as the framework for the Sustainability Appraisal. This commentary is informed by the outcome of the Sustainability Appraisal of the Local Plan Review. The objectives of the Local Plan Review and the elements of sustainable development as established in the original Sustainability Appraisal are listed below.

Objectives of the Plan

- satisfy housing need
- satisfy employment need;
- secure high quality design;
- protect landscape character;
- to foster biodiversity;
- to protect historic heritage;
- alternative modes of transport;
- facilitate energy conservation;
- sustain water resources;
- assist rural diversification;
- stimulate rural centres;
- promote Stratford Town Centre;
- support sustainable tourism; and
- provide leisure opportunities.

Elements of sustainable development

- facilities
- accessibility
- jobs
- housing
- design
- energy conservation
- archaeology
- amenity
- heritage
- landscape
- soil
- minerals
- wildlife
- non-renewable fuels
- water; and
- air quality.

The effects of the parent policies on the objectives of the Plan and the elements of sustainable development are analysed in the table below.

Summary of the Sustainability Appraisal of the Relevant Policies in the Revised Local Plan (Details of the Appraisal can be obtained from the District Council).

Policies	Effect of Policy on Objectives of Plan	Effect of Policy on elements of sustainable development
STR.2	The policy has some positive and neutral effects on the objectives of the Plan. It has the potential to have negative impact on biodiversity and water resources. Robust policies have been developed to minimise these impacts (Policies EF.6, EF.7 and EF.7A).	It would have a generally neutral effect with a strong positive effect on housing.
STR.4	This policy seeks to concentrate most development on brownfield land. Generally, it would have a strong positive impact on the objectives of the Plan.	Policy has strong positive effects with no negative impacts.
COM.1	This policy is designed to meet local needs. It is judged to have a significant positive impact on the objectives of the Plan.	Similar to STR.4 above. In particular, it has the potential to meet the social needs of local communities.
COM.12	The effects of this policy on the objectives of the Plan are judged to be predominantly neutral. It however has a positive effect on satisfying local housing need.	Predominantly neutral effect except that it would have a strong positive effect on housing.

Policies	Effect of Policy on Objectives of Plan	Effect of Policy on elements of sustainable development
COM.13	The effects of the policy are similar to COM.12.	Similar to COM.12 above.
CTY.2A	The policy has generally either positive or neutral effect on the Plan's objectives. The only area where it could have negative impact is housing need. There are other policies to ensure that housing is provided at sustainable locations.	Predominantly neutral with strong positive impacts on jobs and facilities. It has potential negative impacts on housing.
CTY.5	Policy would have predominantly neutral effect. It however has a strong positive effect in satisfying local housing need.	Predominantly neutral with strong positive effects on housing. It could have potential negative impact on the landscape.
PR.11	It has a predominantly neutral effect. However it would have strong positive effect in satisfying local employment and housing need.	Predominantly neutral effects with positive impacts on amenity, housing and jobs. Its impact on air quality is difficult to assess.

6 Specific Effects of implementing the SPD

- 6.1 The SPD has been judged not to have any significant effects beyond those already appraised in relation to the parent policies of the Revised Local Plan. However there could be some potential marginal effects worth mentioning. By targeting housing supply to meet local need, it is expected that the implementation of the SPD will further enhance social inclusion in communities. In this regard, the adoption of this SPD will support the Council's objective of achieving sustainable development in the District. The economic and environmental impacts of the SPD are presently uncertain. In particular, restrictions on the supply of housing and its impacts on housing prices are not yet known and would require close monitoring.

7 Key Conclusions

- 7.1 The purpose of the above analysis is to find out the sustainability credentials of the parent policies, which underpin the SPD. In particular, it assesses whether the parent policies are able to deliver the objectives of the Plan and also how the policies impact on the key elements of sustainable development. A number of the policies have strong links with the objectives of the Plan. Some of the policies have weak or neutral links with the established objectives. There are only very few instances where policies have a negative effect on the elements of sustainable development. Where that is the case, the information from the SA process has been used to inform the Local Plan which includes robust policies to address the gaps and also mitigate the few tensions that were identified.

- 7.2 Although the SPD has been judged not to have any significant effects beyond those already appraised in relation to the parent policies of the Revised Local Plan, there are some potential positive marginal effects regarding its impact on social inclusion. Overall, it is expected that the adoption of the SPD will support the Council's objective of achieving sustainable development in the District.

8 Comments on the SA Report

This SA report was published as an integral part of the Managing Housing Supply SPD and comments were invited upon it during the consultation period.