

**High Peak Borough Council
Housing Needs in High Peak SPD
(formerly referred to as Affordable Housing SPD)**

SEA Adoption Statement

1. Introduction

1.1 This statement is prepared in accordance with Article 9 of the Strategic Environmental Assessment Directive (Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment).

1.2 This statement summarises:

- The main issues raised in the Sustainability Appraisal (SA) Report.
- How environmental considerations have been integrated into the plan and the Report.
- How the opinions of consultees on the SA have been taken into account.
- The reasons for choosing the plan as adopted, in the light of other reasonable alternatives.
- Details of monitoring arrangements.

2. Main issues raised in the SA Report

2.1 The likely effects of the SPD were identified as being:

- Improved opportunities for people to live in a decent home.
- Delivery of higher levels of affordable homes.
- Creation of more new households leading to greater energy consumption.
- Retention of workers in the Borough, supporting local employment.
- Contribution to the vitality of towns and villages, by helping to ensure that more people who wish to, are able to stay in the Borough.

2.2 Valuable resources where cumulative effects may be an issue as a result of implementing the plan were identified as follows:

- Property, people and human health.
- Water resources and habitats, flora and fauna.
- Area of heritage importance.
- Countryside, habitats and bio-diversity.
- Townscape character.
- Landscape character.

3. How environmental considerations have been integrated into the plan and the Report

- 3.1 The appraisal set out a number of opportunities to enhance the positive impacts and to mitigate against the negative impacts identified.
- 3.2 Mitigation of the plan's potential cumulative effects could be undertaken through measures including:
- Promoting and supporting use of public transport.
 - Use of Strategic Flood Risk Assessments and Sustainable Urban Drainage systems.
 - Robust application of design guidance, conservation area character statements and the SPD on landscape character.
 - Priority given to protection of open space and biodiversity.
- 3.3 The SA drew attention to the need for approving schemes with high levels of urban design that will enhance the public realm. It also highlighted the balance between providing more affordable housing and the need to protect and enhance landscape quality. As a result, the SA Report recommended that the SPD should cross-refer to the adopted SPDs on Landscape Character and Residential Design.
- 3.4 The SA Report further recommended that the SPD should set out energy and water efficiency as key design principles. It was suggested that the document should include a statement of the Council's commitment to requiring a proportion of energy demand on site being met from renewable resources. This would help to deliver long term affordable warmth for occupiers of new homes, as well as helping to reduce the impacts of climate change.
- 3.5 These issues were all accommodated in the final version of the SPD.

4. How the opinions of consultees on the SA have been taken into account

- 4.1 Three organisations made comments on the scoping report. In response: PPS23 was added to the list of plans and programmes reviewed; the review of PPG25 was amended to take account of the recently published PPS25; the need for Sustainable Urban Drainage Systems was added to the list of implications for the LDD and the context of the SA Framework was amended to the ten regional core objectives as set out in RSS8 Policy 1.
- 4.2 Three organisations also made comments on the SA report. As a result, the Peak District Biodiversity Action Plan was added to the list of plans relevant to the Sustainability Issue: "need for sustainable management of the borough's landscapes, biological and geological capital" and the SA objective relating to landscape quality was

extended to read: “to maintain and enhance the quality of the landscape and the biological and geological capital of the borough”.

5. Reasons for choosing the plan as adopted, in the light of alternatives

- 5.1 The option to prepare the SPD performed well in terms of sustainability, in comparison with the option to do nothing.
- 5.2 Preparing additional guidance on Local Plan policy concerning affordable housing was expected to bring forward the benefits of a more balanced housing market, including the provision of more opportunities for people to live in a decent home and the chance to contribute economically and socially to the development of vital local communities.
- 5.3 The option to do nothing was rejected on the grounds that whilst other local strategies (including the affordable warmth and housing strategies) will in the long term help to deliver plan policies concerning affordable housing; it is anticipated that this would occur within a longer time frame without preparation of the additional guidance proposed via the SPD.
- 5.4 By demonstrating the maximum positive impacts on local sustainable development offered by the option to prepare the SPD, the sustainability appraisal has contributed to the selection of the preferred option.

6. Monitoring

- 6.1 The significant sustainability effects of implementing the SPD will be monitored to help identify unforeseen adverse effects and to enable any subsequent necessary remedial action to be taken.
- 6.2 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 the next Annual Monitoring Report to be submitted by 31 December 2007.
- 6.3 The key indicators will be:
 - Number of Council homes meeting the Decent Homes Standard.
 - Affordable housing completion figures.
 - Number of successful enforcements against unauthorised development in: town centres; Conservation areas and Regeneration Areas.