

HOUSING POLICIES

HG/1 – Housing density

Sets a minimum standard of 30 dwellings/ha. with higher densities desirable in central locations near services, amenities and public transport.

| Sustainability Appraisal Objectives [abridged in some cases] | Assessment | | | Comments / Proposed Mitigation |
|---|-------------------|-------------|-------------|--|
| | Short | Med. | Long | |
| 1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings | +++ | +++ | +++ | Implicitly the principal objective of this policy, aiming to reverse recent trends of constructing larger homes at lower densities. |
| 1.2 Reduce the use of non-renewable resources including energy | (–) | – | –(–) | Clearly negative in absolute terms as the policy increases energy consumption per hectare (ie. increasing the environmental footprint). Although this implies poorer performance than recent lower density development its impact will be offset by policies NE/1, NE/15 and DP/1. |
| 1.3 Limit water consumption to sustainable levels | (–) | – | –(–) | As above. |
| 2.1 Avoid damage to designated sites and protected species | ~ | ~ | ~ | |
| 2.2 Maintain / enhance range and viability of characteristic habitats and species | (+) | (+) | (+) | Implicitly supportive if it makes better use of land allocated for development, relieving development pressure on other locations. |
| 2.3 Improve opportunities for people to access the countryside and wild places | ~ | ~ | ~ | |
| 3.1 Avoid damage to designated historic sites and their settings | ~ | ~ | ~ | |

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| 3.2 Maintain diversity and distinctiveness of landscape and townscape | ++ | ++ | ++ | Requirement merely to maintain distinctiveness can be achieved and increased density should not have an inverse effect on housing quality provided policies DP/2 and DP/3 are reflected in development proposals. |
| 3.3. Create places and spaces that look good and work well | ++ | ++ | ++ | As for 3.2. |
| 4.1 Reduce emission of greenhouse gases and other pollutants | + | + | + | Intrinsic benefit from locating more people closer to work, services, transport facilities and its impact on travel mode. |
| 4.2 Minimise waste production and support recycling | (-) | - | -(-) | As for 1.2. |
| 4.3 Limit or reduce vulnerability to flooding and other climate change impacts | ? | ? | ? | Needs to be addressed carefully in designing in adequate open space in conjunction with SUDS (NE/14). |
| 5.1 Maintain and enhance human health | + | +(+) | ++ | Good design should ensure there are no impacts, and policies SF/12 and SF/13 (and DP/4 intrinsically) provide for recreational space and infrastructure proportional to housing provision. |
| 5.2 Reduce and prevent crime and the fear of crime | ~ | + | + | Should be designed out of developments, and greater densities can provide more overlooking of open space to add to security. Both issues are covered in principle in policy DP/1. |
| 5.3 Improve the quantity and quality of publicly accessible open space | (+) | (+) | (+) | Implicitly supportive if it makes better use of allocated space and gives more flexibility in designing the other components of new settlement or development. |
| 6.1 Improve the quality, range and accessibility of services and facilities | (+) | (+) | (+) | Improvement by increasing population living close by. |
| 6.2 Redress inequalities in age, gender, race, location, faith, disability, etc. | ~ | + | + | Assessed through other policies and affordable housing provision. |
| 6.3 Ensure all groups have access to decent, appropriate and affordable housing | ++ | ++ | ++ | Clearly supportive although the policy does not refer to density AND tenure arrangements. |

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| 6.4 Encourage and enable active involvement of local people in the community | ~ | ~ | ~ | As for 6.2. |
| 7.1 Help people gain access to satisfying work appropriate to skills, potential and location | ~ | + | ++ | Improves accessibility in more central locations where affordable housing can be provided close to employment. |
| 7.2 Support appropriate investment in people, places, communications and infrastructure | ~ | ~ | ~ | |
| 7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy | ? | ? | ? | As worded the policy does not directly address any of the objective criteria though it feels intrinsically supportive. |
| Summary of assessment: A sustainable policy consistent with current guidance on housing density. The policy encourages higher densities in appropriate locations although at lower rates than the possible maxima suggested by PPG3. We assume the Council would use its discretion to encourage densities closer to 50 dwellings/ha. in sustainable locations, but that the intermediate density of 40/ha. mentions in the policy will prevent taller development that may be out of keeping with local or district building character. | | | | |
| Summary of mitigation proposals: None, apart from possibly suggesting the higher density suggested above in specific locations, although we expect this will be addressed subsequently in AAPs. | | | | |
| Secondary, cumulative or synergistic effects: Implicit synergistic effect from improving the efficiency of use of land stock and the flexibility it might give in designing and integrating other components of the development (amenities, open space, etc.) . | | | | |

HG/2 – Market housing mix

Proposes a target mix of properties in terms of the number of bedrooms, which are based largely on a recent Housing Needs survey and which require at least 50% of new properties to have 1 or 2 bedrooms in order to redress an imbalance in housing demand and recent supply trends.

| Sustainability Appraisal Objectives [abridged in some cases] | Assessment | | | Comments / Proposed Mitigation |
|---|------------|------|------|---|
| | Short | Med. | Long | |
| 1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings | + | +(+) | ++ | Moves development away from larger properties to smaller ones consistent with the policy on density (see HG/1). |
| 1.2 Reduce the use of non-renewable resources | ~ | ~ | ~ | (Resource sustainability issues of increased development have |

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| including energy | | | | been stated adequately elsewhere). |
| 1.3 Limit water consumption to sustainable levels | ~ | ~ | ~ | As above. |
| 2.1 Avoid damage to designated sites and protected species | ~ | ~ | ~ | |
| 2.2 Maintain / enhance range and viability of characteristic habitats and species | ~ | ~ | ~ | |
| 2.3 Improve opportunities for people to access the countryside and wild places | ~ | ~ | ~ | |
| 3.1 Avoid damage to designated historic sites and their settings | ~ | ~ | ~ | |
| 3.2 Maintain diversity and distinctiveness of landscape and townscape | ~ | + | ++ | The assessment assumed that favouring smaller homes is consistent with local architectural patterns and character, whereas recent house-building that has favoured larger premises is not. High density clustering around service centres in new settlements must be treated as an exception which is necessitated by PPS1, PPG3, etc. |
| 3.3. Create places and spaces that look good and work well | ++ | ++ | ++ | Clearly supportive. |
| 4.1 Reduce emission of greenhouse gases and other pollutants | ~ | ~ | ~ | |
| 4.2 Minimise waste production and support recycling | ~ | ~ | ~ | As for 1.2. |
| 4.3 Limit or reduce vulnerability to flooding and other climate change impacts | ~ | ~ | ~ | |
| 5.1 Maintain and enhance human health | ? | ? | ? | Health benefits likely to be delivered through other policies on sustainable development, design, etc. |

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| 5.2 Reduce and prevent crime and the fear of crime | ~ | ~ | ~ | |
| 5.3 Improve the quantity and quality of publicly accessible open space | (+) | (+) | (+) | Same comment as for policy HG/1. |
| 6.1 Improve the quality, range and accessibility of services and facilities | + | + | + | Policy is a way of achieving higher densities and therefore delivering mixed land-use development near service and transport hubs. |
| 6.2 Redress inequalities in age, gender, race, location, faith, disability, etc. | +++ | +++ | +++ | Probably the principal objective of this policy as the housing needs survey suggests a sizeable section of the population cannot get access to housing due to inappropriate development. |
| 6.3 Ensure all groups have access to decent, appropriate and affordable housing | ++ | ++ | ++ | Policy concerns density not tenure, but the links with housing mix are clear. |
| 6.4 Encourage and enable active involvement of local people in the community | ~ | ~ | ~ | |
| 7.1 Help people gain access to satisfying work appropriate to skills, potential and location | + | + | + | Contributes to improved accessibility in some locations. |
| 7.2 Support appropriate investment in people, places, communications and infrastructure | ~ | ~ | ~ | |
| 7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy | ~ | ~ | ~ | |
| Summary of assessment: Given the importance of housing stock growth to the entire LDF this is clearly a key policy that does much of the work needed to realign housing provision with local needs for smaller units. | | | | |

Summary of mitigation proposals: The supporting text acknowledges the share of 1 and 2 bedroom properties is lower than the level revealed by the Housing Needs Survey without fully justifying the reason. Assuming a further Needs Survey will be undertaken in 2-3 years time we suggest the supporting text might indicate the Council's intention to review the shares at that stage and adjust them for any new development permitted subsequently. Equally, this draft policy is Alternative Option 3 from the Preferred Options Report and the level of 1 to 2 bedroom provision is higher than envisaged by the Council originally. The rationale for this change in option needs to be made clear and we understand this will be addressed in the Monitoring Plan for the LDF.

Secondary, cumulative or synergistic effects: None identified.

HG/3 – Affordable housing within frameworks

Sets a requirement that affordable housing should represent 50% of all new development for all sites comprising 2 or more dwellings. The policy reiterates the intention to levy developer contributions for affordable housing on new employment that increases local demand for this type of accommodation among key workers and similar groups.

| Sustainability Appraisal Objectives [abridged in some cases] | Assessment | | | Comments / Proposed Mitigation |
|---|------------|------|------|--------------------------------|
| | Short | Med. | Long | |
| 1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings | ~ | ~ | ~ | |
| 1.2 Reduce the use of non-renewable resources including energy | ~ | ~ | ~ | |
| 1.3 Limit water consumption to sustainable levels | ~ | ~ | ~ | |
| 2.1 Avoid damage to designated sites and protected species | ~ | ~ | ~ | |
| 2.2 Maintain / enhance range and viability of characteristic habitats and species | ~ | ~ | ~ | |
| 2.3 Improve opportunities for people to access the countryside and wild places | ~ | ~ | ~ | |
| 3.1 Avoid damage to designated historic sites and their | ~ | ~ | ~ | |

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| settings | | | | |
| 3.2 Maintain diversity and distinctiveness of landscape and townscape | ~ | ~ | ~ | |
| 3.3. Create places and spaces that look good and work well | ~ | ~ | ~ | |
| 4.1 Reduce emission of greenhouse gases and other pollutants | ~ | ~ | ~ | |
| 4.2 Minimise waste production and support recycling | ~ | ~ | ~ | |
| 4.3 Limit or reduce vulnerability to flooding and other climate change impacts | ~ | ~ | ~ | |
| 5.1 Maintain and enhance human health | ++ | ++ | ++ | New affordable housing assumed to benefit those in poor quality social rented housing, hostels, etc. |
| 5.2 Reduce and prevent crime and the fear of crime | ~ | ~ | ~ | |
| 5.3 Improve the quantity and quality of publicly accessible open space | ~ | ~ | ~ | |
| 6.1 Improve the quality, range and accessibility of services and facilities | ~ | ~ | ~ | |
| 6.2 Redress inequalities in age, gender, race, location, faith, disability, etc. | ++ | ++ | ++ | Clearly designed to reduce impact of disparities between earnings levels and prices in the open housing market. |
| 6.3 Ensure all groups have access to decent, appropriate and affordable housing | +++ | +++ | +++ | The principal objective of this policy. |
| 6.4 Encourage and enable active involvement of local people in the community | ~ | ~ | ~ | |
| 7.1 Help people gain access to satisfying work appropriate to skills, potential and location | ~ | ~ | ~ | |

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| 7.2 Support appropriate investment in people, places, communications and infrastructure | ~ | ~ | ~ | |
| 7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy | ++ | ++ | ++ | Important if it helps to keep key workers in the community, and to attract in others to meet growth in new facilities. |
| Summary of assessment: Clearly consistent with current government policy and the strategy restated by the SoS in late January 2005. The supporting text justifies setting the threshold at 50% however it is not clear what impact this will have on developers' motivation to take forward very small sites, however this is addressed to some degree by policy HG/4 | | | | |
| Summary of mitigation proposals: None. | | | | |
| Secondary, cumulative or synergistic effects: None identified. | | | | |

HG/4 – Affordable housing funding

Provides for adjusting policy HG/3 in exceptional circumstances, particularly on smaller sites where the level of affordable housing may affect the economic of provision. In such cases the policy provides for taking contributions to fund housing elsewhere.

| Sustainability Appraisal Objectives [abridged in some cases] | Assessment | | | Comments / Proposed Mitigation |
|---|------------|------|------|--------------------------------|
| | Short | Med. | Long | |
| 1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings | ~ | ~ | ~ | |
| 1.2 Reduce the use of non-renewable resources including energy | ~ | ~ | ~ | |
| 1.3 Limit water consumption to sustainable levels | ~ | ~ | ~ | |
| 2.1 Avoid damage to designated sites and protected species | ~ | ~ | ~ | |
| 2.2 Maintain / enhance range and viability of characteristic habitats and species | ~ | ~ | ~ | |
| 2.3 Improve opportunities for people to access the countryside and wild places | ~ | ~ | ~ | |

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| 3.1 Avoid damage to designated historic sites and their settings | ~ | ~ | ~ | |
| 3.2 Maintain diversity and distinctiveness of landscape and townscape | ~ | ~ | ~ | |
| 3.3. Create places and spaces that look good and work well | ~ | ~ | ~ | |
| 4.1 Reduce emission of greenhouse gases and other pollutants | ~ | ~ | ~ | |
| 4.2 Minimise waste production and support recycling | ~ | ~ | ~ | |
| 4.3 Limit or reduce vulnerability to flooding and other climate change impacts | ~ | ~ | ~ | |
| 5.1 Maintain and enhance human health | ++ | ++ | ++ | New affordable housing assumed to benefit those in poor quality social rented housing, hostels, etc. |
| 5.2 Reduce and prevent crime and the fear of crime | ~ | ~ | ~ | |
| 5.3 Improve the quantity and quality of publicly accessible open space | ~ | ~ | ~ | |
| 6.1 Improve the quality, range and accessibility of services and facilities | ~ | ~ | ~ | |
| 6.2 Redress inequalities in age, gender, race, location, faith, disability, etc. | ++ | ++ | ++ | Clearly a companion policy for HG/4 with the same benefits |
| 6.3 Ensure all groups have access to decent, appropriate and affordable housing | +++ | +++ | +++ | The principal objective of this policy. |
| 6.4 Encourage and enable active involvement of local people in the community | ~ | ~ | ~ | |
| 7.1 Help people gain access to satisfying work | ~ | ~ | ~ | |

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| appropriate to skills, potential and location | | | |
| 7.2 Support appropriate investment in people, places, communications and infrastructure | ~ | ~ | ~ |
| 7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy | ~ | ~ | ~ |
| Summary of assessment: Provides a contingency to ensure the low threshold at which affordable housing quotas apply does not act as a disincentive to development. We assume that the willingness to accept contributions in lieu of housing enables the Council to sweep such monies into a fund to fund affordable units in other locations where the economics are more favourable. | | | |
| Summary of mitigation proposals: None. | | | |
| Secondary, cumulative or synergistic effects: Synergistic benefit appears to be the opportunity to sweep the contributions into a 'pot' so they can be used more effectively at other locations, hence avoiding fragmenting of the funding of this type of housing. | | | |

HG/5 – Exceptions sites for affordable housing

Provides further spatial exceptions which relax development controls – including those on development in the Green Belt – to enable provision of 100% affordable housing plots in suitable locations that meet recognised local needs.

| Sustainability Appraisal Objectives [abridged in some cases] | Assessment | | | Comments / Proposed Mitigation |
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| | Short | Med. | Long | |
| 1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings | ? | ? | ? | The text does make it clear this approach is consistent with PPG2 and PPG3 provided that suitable alternative and more sustainable locations cannot be identified, although this may lead to a negative impact in absolute terms. |
| 1.2 Reduce the use of non-renewable resources including energy | ~ | — | --- | Implies overall increase in consumption as affordable housing adds to stock and therefore a negative impact in absolute terms. |
| 1.3 Limit water consumption to sustainable levels | ~ | — | --- | As above. |
| 2.1 Avoid damage to designated sites and protected species | ~ | ~ | ~ | Protection assumed to be implicit in other plan policies. |
| 2.2 Maintain / enhance range and viability of | ~ | ~ | ~ | As above. |

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| characteristic habitats and species | | | | |
| 2.3 Improve opportunities for people to access the countryside and wild places | ~ | ~ | ~ | |
| 3.1 Avoid damage to designated historic sites and their settings | ~ | ~ | ~ | As for 2.1. |
| 3.2 Maintain diversity and distinctiveness of landscape and townscape | + | + | + | Policy text acknowledges the need to integrate this type of development into its surroundings. |
| 3.3. Create places and spaces that look good and work well | ? | ? | ? | Difficult to assess though benefits those allocated the homes if it allows them to stay in the community in better housing. |
| 4.1 Reduce emission of greenhouse gases and other pollutants | ~ | ~ | ~ | |
| 4.2 Minimise waste production and support recycling | ~ | — | — | As for 1.2 / 1.3. |
| 4.3 Limit or reduce vulnerability to flooding and other climate change impacts | ~ | ~ | ~ | |
| 5.1 Maintain and enhance human health | ++ | ++ | ++ | New affordable housing assumed to benefit those in poor quality social rented housing, hostels, etc. |
| 5.2 Reduce and prevent crime and the fear of crime | ~ | ~ | ~ | |
| 5.3 Improve the quantity and quality of publicly accessible open space | ~ | ~ | ~ | Net impact on open space is assumed to be negligible. |
| 6.1 Improve the quality, range and accessibility of services and facilities | ~ | ~ | ~ | |
| 6.2 Redress inequalities in age, gender, race, location, faith, disability, etc. | ++ | ++ | ++ | Addresses both income and locational inequalities by providing a mechanism to ensure adequate affordable housing provision outside the principal settlements. |
| 6.3 Ensure all groups have access to decent, | +++ | +++ | +++ | The primary objective of this policy. |

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| appropriate and affordable housing | | | | |
| 6.4 Encourage and enable active involvement of local people in the community | (+) | (+) | (+) | Intrinsically supportive if it allows people to remain in their existing community but in better accommodation. |
| 7.1 Help people gain access to satisfying work appropriate to skills, potential and location | (+) | (+) | (+) | Possibly benefits rural economy if it enables rural workings to remain on the land (again, in better surroundings). |
| 7.2 Support appropriate investment in people, places, communications and infrastructure | ~ | ~ | ~ | |
| 7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy | ~ | ~ | ~ | |
| Summary of assessment: Suggests obvious sustainability issues in terms of the potential loss of undeveloped land, but this policy is used in exceptional circumstances and only when alternative sites are unavailable or exhausted. The policy might consider measures to remediate Green Belt or open space where this is lost though it is not clear how physical compensation might be funded. | | | | |
| Summary of mitigation proposals: See above. | | | | |
| Secondary, cumulative or synergistic effects: None identified provided such cases remain exceptions. | | | | |

HG/6 – Extensions to dwellings in the countryside

Establishes the development criteria for modification of dwellings outside village frameworks to ensure change is appropriate in scale and character. Exceptional circumstances for the expansion of very small properties (eg. workers' cottages) are defined.

| Sustainability Appraisal Objectives [abridged in some cases] | Assessment | | | Comments / Proposed Mitigation |
|---|------------|------|------|---|
| | Short | Med. | Long | |
| 1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings | ~ | ~ | ~ | It is assumed development would not occur otherwise rather than shifted onto undeveloped land, therefore the effect is neutral. |
| 1.2 Reduce the use of non-renewable resources including energy | ~ | ~ | ~ | |
| 1.3 Limit water consumption to sustainable levels | ~ | ~ | ~ | |
| 2.1 Avoid damage to designated sites and protected | ~ | ~ | ~ | |

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| species | | | | |
| 2.2 Maintain / enhance range and viability of characteristic habitats and species | + | + | + | Implicitly assumed that scale of occupation does not change substantially and that setting of the property is largely unchanged. |
| 2.3 Improve opportunities for people to access the countryside and wild places | ~ | ~ | ~ | |
| 3.1 Avoid damage to designated historic sites and their settings | ~ | ~ | ~ | |
| 3.2 Maintain diversity and distinctiveness of landscape and townscape | + | + | + | Supportive provided development criteria also refer to use of appropriate materials. |
| 3.3. Create places and spaces that look good and work well | ~ | ~ | ~ | |
| 4.1 Reduce emission of greenhouse gases and other pollutants | ~ | ~ | ~ | |
| 4.2 Minimise waste production and support recycling | ~ | ~ | ~ | |
| 4.3 Limit or reduce vulnerability to flooding and other climate change impacts | ~ | ~ | ~ | |
| 5.1 Maintain and enhance human health | ~ | ~ | ~ | |
| 5.2 Reduce and prevent crime and the fear of crime | ~ | ~ | ~ | |
| 5.3 Improve the quantity and quality of publicly accessible open space | ~ | ~ | ~ | |
| 6.1 Improve the quality, range and accessibility of services and facilities | ~ | ~ | ~ | |
| 6.2 Redress inequalities in age, gender, race, location, faith, disability, etc. | ? | ? | ? | Depends on circumstances – eg. is the work the result of an improvement to a worker's tied cottage? |

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| 6.3 Ensure all groups have access to decent, appropriate and affordable housing | ? | ? | ? | As above. |
| 6.4 Encourage and enable active involvement of local people in the community | ~ | ~ | ~ | |
| 7.1 Help people gain access to satisfying work appropriate to skills, potential and location | ~ | ~ | ~ | |
| 7.2 Support appropriate investment in people, places, communications and infrastructure | ~ | ~ | ~ | |
| 7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy | ~ | ~ | ~ | |
| Summary of assessment: A policy that appears to be motivated by local conditions and the need to carefully control development in those instances where it is needed. | | | | |
| Summary of mitigation proposals: The policy text provides for exceptional extensions vertically and laterally, the latter based on a threshold of 50% increase. Criterion 4 which states that the proposed extension should be in scale with the existing dwelling, whereas the 50% threshold suggests quite substantial extension would be permitted for a potentially wide range of properties. There is also a clear disparity between this threshold and that applied by policy HG/7. Should the threshold be reduced, or at least substantiated? | | | | |
| Secondary, cumulative or synergistic effects: None identified. | | | | |

HG/7 – Replacement dwellings in the countryside

Permits one-for-one replacement with some scope for expansion provided issues of scale and character with surroundings are respected. The policy specifically excludes replacement of caravans and other mobile homes with permanent dwellings.

| Sustainability Appraisal Objectives [abridged in some cases] | Assessment | | | Comments / Proposed Mitigation |
|---|------------|------|------|---|
| | Short | Med. | Long | |
| 1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings | ~ | ~ | ~ | It is assumed development would not occur otherwise rather than shifted onto undeveloped land, therefore the effect is neutral. |
| 1.2 Reduce the use of non-renewable resources | ~ | ~ | ~ | |

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| including energy | | | | |
| 1.3 Limit water consumption to sustainable levels | ~ | ~ | ~ | |
| 2.1 Avoid damage to designated sites and protected species | ~ | ~ | ~ | |
| 2.2 Maintain / enhance range and viability of characteristic habitats and species | ~ | ~ | ~ | Protection assumed to be afforded by other policies, and the scale of expansion of the property is modest compared to HG/6. |
| 2.3 Improve opportunities for people to access the countryside and wild places | ~ | ~ | ~ | |
| 3.1 Avoid damage to designated historic sites and their settings | ~ | ~ | ~ | |
| 3.2 Maintain diversity and distinctiveness of landscape and townscape | + | + | + | Effect should be neutral provided the scale, design and materials of the new property are integrated with the surroundings and consistent with local architectural styles. |
| 3.3. Create places and spaces that look good and work well | (+) | (+) | (+) | Implicitly supportive (see 3.2. above). |
| 4.1 Reduce emission of greenhouse gases and other pollutants | ~ | ~ | ~ | |
| 4.2 Minimise waste production and support recycling | ~ | ~ | ~ | |
| 4.3 Limit or reduce vulnerability to flooding and other climate change impacts | ~ | ~ | ~ | |
| 5.1 Maintain and enhance human health | ~ | ~ | ~ | |
| 5.2 Reduce and prevent crime and the fear of crime | ~ | ~ | ~ | |
| 5.3 Improve the quantity and quality of publicly accessible open space | ~ | ~ | ~ | |

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| 6.1 Improve the quality, range and accessibility of services and facilities | ~ | ~ | ~ | |
| 6.2 Redress inequalities in age, gender, race, location, faith, disability, etc. | ~ | ~ | ~ | |
| 6.3 Ensure all groups have access to decent, appropriate and affordable housing | ~ | ~ | ~ | Not clear that this policy addresses affordable housing needs. |
| 6.4 Encourage and enable active involvement of local people in the community | ? | ? | ? | Possible benefit for individuals if redevelopment of a sub-standard property enables them to remain in the countryside. |
| 7.1 Help people gain access to satisfying work appropriate to skills, potential and location | ~ | ~ | ~ | |
| 7.2 Support appropriate investment in people, places, communications and infrastructure | ~ | ~ | ~ | |
| 7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy | ~ | ~ | ~ | |
| Summary of assessment: A policy that appears to be motivated by local conditions and the need to carefully control development in those instances where it is needed. | | | | |
| Summary of mitigation proposals: Criteria should also reflect need to use appropriate materials as this policy covers demolition and replacement of the whole structure. | | | | |
| Secondary, cumulative or synergistic effects: None identified; assumed to apply to individual and isolated developments. | | | | |

HG/9 – Dwelling to support a rural enterprise

Permits construction of new dwellings to house those working permanently on the land in well-established businesses. Exceptions are made to allow temporary housing for newer businesses where there is a clear commitment for the occupant(s) to remain in tenure.

Sustainability Appraisal Objectives [abridged in some cases]

| | Assessment | | | Comments / Proposed Mitigation |
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| | Short | Med. | Long | |
| 1.1 Minimise irreversible loss of undeveloped land and | ~ | ~ | ~ | It is assumed development would not occur otherwise rather than |

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| productive agricultural holdings | | | | shifted onto undeveloped land, therefore the effect is neutral. |
| 1.2 Reduce the use of non-renewable resources including energy | ~ | ~ | ~ | Net impact of additional housing assumed to be negligible compared to other developments in the district. |
| 1.3 Limit water consumption to sustainable levels | ~ | ~ | ~ | As above. |
| 2.1 Avoid damage to designated sites and protected species | ~ | ~ | ~ | |
| 2.2 Maintain / enhance range and viability of characteristic habitats and species | ~ | ~ | ~ | Any protection requirements assumed to be covered by other policies. |
| 2.3 Improve opportunities for people to access the countryside and wild places | ~ | ~ | ~ | |
| 3.1 Avoid damage to designated historic sites and their settings | ~ | ~ | ~ | |
| 3.2 Maintain diversity and distinctiveness of landscape and townscape | ~ | ~ | ~ | As for 2.2. |
| 3.3. Create places and spaces that look good and work well | ~ | ~ | ~ | |
| 4.1 Reduce emission of greenhouse gases and other pollutants | ~ | ~ | ~ | |
| 4.2 Minimise waste production and support recycling | ~ | ~ | ~ | |
| 4.3 Limit or reduce vulnerability to flooding and other climate change impacts | ~ | ~ | ~ | |
| 5.1 Maintain and enhance human health | ~ | ~ | ~ | |
| 5.2 Reduce and prevent crime and the fear of crime | ~ | ~ | ~ | |
| 5.3 Improve the quantity and quality of publicly | ~ | ~ | ~ | |

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| accessible open space | | | | |
| 6.1 Improve the quality, range and accessibility of services and facilities | ~ | ~ | ~ | |
| 6.2 Redress inequalities in age, gender, race, location, faith, disability, etc. | ~ | ~ | ~ | |
| 6.3 Ensure all groups have access to decent, appropriate and affordable housing | + | + | + | Specific provision to support housing requirements of the forestry and agricultural sectors. |
| 6.4 Encourage and enable active involvement of local people in the community | ~ | ~ | ~ | |
| 7.1 Help people gain access to satisfying work appropriate to skills, potential and location | + | + | + | Supports the rural economy by keeping people on the land although the scale appears limited. |
| 7.2 Support appropriate investment in people, places, communications and infrastructure | ~ | ~ | ~ | |
| 7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy | ~ | ~ | ~ | |
| Summary of assessment: Little to add as policy appears to address a need to maintain a rural labour force and to provide for its needs in the same way that broader affordable housing policy addresses the needs of other groups. | | | | |
| Summary of mitigation proposals: None. | | | | |
| Secondary, cumulative or synergistic effects: None identified. | | | | |

HG/8 – Conversion of buildings in the countryside for residential use

Limits conversion of structures (primarily those used for agriculture) as housing, other employment purposes or for live/work use. Other conditions ensure development, where permitted, is appropriate in scale, character and materials and offers flexibility to be adapted for a range of uses in the future.

| Sustainability Appraisal Objectives [abridged in some cases] | Assessment | | | Comments / Proposed Mitigation |
|---|-------------------|-------------|-------------|---|
| | Short | Med. | Long | |
| 1.1 Minimise irreversible loss of undeveloped land and productive agricultural holdings | ~ | ~ | ~ | Policy addresses change to developed land. |
| 1.2 Reduce the use of non-renewable resources including energy | ~ | ~ | ~ | |
| 1.3 Limit water consumption to sustainable levels | ~ | ~ | ~ | |
| 2.1 Avoid damage to designated sites and protected species | ~ | ~ | ~ | |
| 2.2 Maintain / enhance range and viability of characteristic habitats and species | ~ | ~ | ~ | Impact assumed to be neutral. |
| 2.3 Improve opportunities for people to access the countryside and wild places | ~ | ~ | ~ | |
| 3.1 Avoid damage to designated historic sites and their settings | ~ | ~ | ~ | |
| 3.2 Maintain diversity and distinctiveness of landscape and townscape | (+) | (+) | (+) | Implicitly supportive though benefit is very localised. |
| 3.3. Create places and spaces that look good and work well | ? | ? | ? | Possibly supports 3.2. |
| 4.1 Reduce emission of greenhouse gases and other pollutants | ~ | ~ | ~ | |

| | | | | |
|---|-----|-----|-----|---|
| 4.2 Minimise waste production and support recycling | ~ | ~ | ~ | |
| 4.3 Limit or reduce vulnerability to flooding and other climate change impacts | ~ | ~ | ~ | |
| 5.1 Maintain and enhance human health | ~ | ~ | ~ | |
| 5.2 Reduce and prevent crime and the fear of crime | ~ | ~ | ~ | |
| 5.3 Improve the quantity and quality of publicly accessible open space | ~ | ~ | ~ | |
| 6.1 Improve the quality, range and accessibility of services and facilities | ~ | ~ | ~ | |
| 6.2 Redress inequalities in age, gender, race, location, faith, disability, etc. | ~ | ~ | ~ | |
| 6.3 Ensure all groups have access to decent, appropriate and affordable housing | ~ | ~ | ~ | Conversion does not appear to relate to affordable housing provision for rural workers, though such development would have limited local benefit. |
| 6.4 Encourage and enable active involvement of local people in the community | ~ | ~ | ~ | |
| 7.1 Help people gain access to satisfying work appropriate to skills, potential and location | (+) | (+) | (+) | May be beneficial if it results in redevelopment of a property no longer of value for agriculture but which provides localised employment and keeps a few people on the land. |
| 7.2 Support appropriate investment in people, places, communications and infrastructure | ~ | ~ | ~ | |
| 7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy | ~ | ~ | ~ | |
| Summary of assessment: Sustainable, supportive and consistent with related policies HG/7 and HG/9. | | | | |
| Summary of mitigation proposals: None. | | | | |

Secondary, cumulative or synergistic effects: None identified.