

HOUSING

NS/10 –Northstowe housing				
Defines the requirement for housing at the location and density stipulated in the Structure Plan. The policy states the requirement for housing of a variety of sizes, styles and tenancy arrangements, with provision of affordable housing governed by Core Strategy policies, including that in exceptional circumstances a lower proportion of built affordable housing may be negotiated.				
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	+	++	+++	Intrinsically sustainable as higher densities accommodate the same increase in housing stock on less land – and this will be improved further by using high densities around central service and transport hubs.
1.2 Reduce the use of non-renewable resources including energy	(–)	(—)	(—)	Once again there is a net absolute adverse impact in terms of energy demands but this will be offset by using energy efficient technology so consumption per capita or per household should be lower than for the existing housing stock, and locating homes near services and work should reduce car-based commuting.
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	~	~	~	Impact assumed to be neutral – design guidelines must ensure that higher densities do not result in poorer quality of personal living space.
3.3. Create places and spaces that look good and work well	+	+(+)	++	An intrinsic objective of mixing housing styles, densities and tenancies so that neighbourhoods are well-integrated and there is no subtle segregation of areas of housing based on apparent income distinctions.
4.1 Reduce emission of greenhouse gases and other pollutants	+	+	+	Supportive because higher densities will bring homes, work and facilities closer together, encouraging sustainable travel choices. The design guides and codes defined in policy NS/2 will need to define an approach to the urban landscape to deliver attractive and safe street scene without excessive lighting and other impacts.
4.2 Minimise waste production and support recycling	(-)	(—)	(—)	As for 1.2 and 1.3.
4.3 Limit or reduce vulnerability to flooding and other climate change impacts	?	?	?	In principle high density design offers scope to incorporate energy efficiency and heat-loss-prevention in design which will address problems of energy use.
5.1 Maintain and enhance human health	+	+	+	Contributes by encouraging healthier travel choices.
5.2 Reduce and prevent crime and the fear of crime	?	?	?	Needs to be addressed through design codes.
5.3 Improve the quantity and quality of publicly accessible open space	+	+	+	Higher density provides scope to accommodate necessary levels of open space into the development while maintaining a good quality layout for dwellings.
6.1 Improve the quality, range and accessibility of services and facilities	+	+(+)	++	Clearly supported by higher densities bringing more residents closer to local centres and the town centre.

6.2 Redress inequalities in age, gender, race, location, faith, disability, etc.	++	++	++	Addressed by requirement for appropriate mix of types, sizes and tenancy arrangements, ensuring that those on lower wages have as much chance to take property in the new settlement as the more affluent. We assume specific provision will be made for housing for the less mobile close to central amenities.
6.3 Ensure all groups have access to decent, appropriate and affordable housing	++	++(+)	+++	As above. Moreover the supporting text makes it clear that the Core Strategy policy of 50% affordable housing provision applies throughout the settlement as a means of redressing the significant local shortfall in social rented and intermediate / key worker housing, though the Council does provide scope to negotiate a lower level of provision if there are unsurmountable funding difficulties.
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	+	+	+	Addresses the requirement to bring homes closer to jobs. Other employment benefits are delivered by other policies, eg. NS/9 and NS/11.
7.2 Support appropriate investment in people, places, communications and infrastructure	~	~	~	
7.3. Improve the efficiency, competitiveness, vitality and adaptability of the local economy	(+)	(+)	(+)	Supports the shopping hierarchy implicitly.
Summary of assessment: Consistent with the equivalent settlement, retail and housing hierarchies and policies in the Core Strategy. The policy provides for higher densities needed to achieve the housing provision required by the Structure Plan. Other aspects of the policy, such as even higher densities around service and transport hubs are also sustainable and consistent with District-wide policy in the Core Strategy DPD.				
Summary of mitigation proposals: None.				
Secondary, cumulative or synergistic effects: None identified.				

