

**Providing For Housing Choice**  
**Draft Supplementary Planning Document**

**Sustainability Appraisal**  
**Scoping Report**

November 2007



**MANCHESTER**  
**CITY COUNCIL**

## Scoping Report Sustainability Appraisal

### **Providing For Housing Choice** **Draft Supplementary Planning Document**

#### **Introduction**

This Scoping Report forms part of the Sustainability Appraisal (SA) of the **“Providing For Housing Choice”** Draft Supplementary Planning Document. It should be read in conjunction with the Local Development Framework Sustainability Appraisal Scoping Report for the Core Strategy, which establishes a broad-ranging SA Framework. This overarching scoping report forms the basis for the SA of all other Development Plan Documents and Supplementary Planning Documents in Manchester. It is available electronically at: ----. For each Development Plan Document and Supplementary Planning Document, a brief supplementary Scoping Report will be prepared to meet the needs of each individual document which sets out how the SA Framework will be modified. The main ways in which it will vary will be in the range of SA Objectives and planning policies that are relevant.

The Supplementary Planning Document (SPD) will develop a number of the “Saved” policies in Manchester’s Adopted Unitary Development Plan (1995). These policies seek to deliver greater housing choice within Manchester and in particular a greater range of affordable housing for all its citizens. The SPD will provide more detailed guidance to developers on how these principles should influence future development in the City.

Under the *Planning and Compulsory Purchase Act 2004* (PCPA) all Supplementary Planning Documents must undergo a Sustainability Appraisal to determine whether there are likely to be any significant social, environmental or economic effects. The Local Authority is also required to make a determination under the Strategic Environmental Assessment (SEA) Directive and SEA Regulations as to whether there are likely to be any significant environmental effects. In line with Government guidance on *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents* (November 2005) a Sustainability Appraisal will be carried out on each of the adopted UDP policies, which the SPD “Providing For Housing Choice” Guide seeks to develop, and a general appraisal will be undertaken of the additional effects of the Supplementary Planning Document itself.

The adopted UDP policies will be appraised as the do-nothing ‘option’, the other ‘option’ being to adopt the relevant parts of “providing For Housing Choice” as SPD. This Scoping Report relates to the appraisal of both these options, and a single Sustainability Appraisal report will be prepared to cover it. This will incorporate an Environmental Report to meet the requirements of the SEA Directive and SEA Regulations. The SA of the adopted UDP policies will be used to inform the SA of the SPD.

## **The Context**

ODPM's final guidance on SA sets out the following stages required in relation to preparing an SPD:

- A1 Identifying other relevant policies, plans and programmes, and sustainable development objectives
- A2 Collecting baseline information
- A3 Identifying sustainability issues and problems
- A4 Developing the SA framework
- A5 Consulting on the scope of the SA

A1 to A4 have already been covered in the SA Scoping Report for the LDF Core Strategy, agreed by the Council in February 2006. The same level of detail is considered to be appropriate to this SPD. The Core Strategy will be the most broad-ranging of all the DPDs/SPDs to be prepared, and the sustainability objectives identified in connection with it are intended to cover the full range of social, environmental and economic issues that LDF policies will need to be assessed against. Stages A1-A4 will not therefore be repeated here. This Scoping Report fulfils stage A5.

## **The Scope**

This SA focuses on the impacts of providing a broader housing mix and more affordable homes.

The initial scoping exercise in relation to this SPD and Saved parent UDP policies determined that there are potential effects in relation to only some of the SA Objectives in Table 1 of the SA Scoping Report for the LDF Core Strategy, agreed by the Council in February 2006. The process of arriving at and agreeing these SA Objectives is set out in the SA Scoping Report for the LDF Core Strategy. A list of these selected SA Objectives is contained in Appendix I. The objectives were selected on the basis that providing a better housing mix would not necessarily increase the total number of new houses over and above that agreed within the Regional Spatial Strategy allocation for Manchester. Additional social housing constructed as part of other Government or Council programmes will require additional analysis. Most objectives have some relevance to this SPD, but some of these will only be marginally affected by the proposed policy contained within the SPD. Where any doubt remained about their relevance, they were assessed. Some objectives were not considered because the scope of the policy would not impact upon them or consideration of the policy would not add to the analysis already concluded as part of the SA for the Core Strategy. Those objectives not considered are:

**En3 Improve water quality;**

**En6 Protect and enhance sites, features and areas of historical, archaeological and cultural value;**

**Ec4 Encourage socially and environmentally responsible business in the private, public and voluntary sectors;**

## **Ec5 Enable businesses and communities to benefit from the opportunities offered by ICT.**

Providing For Housing Choice is supported by policies H1.2, H1.5 and R1 in the UDP. The Affordable Housing Policies Policy H1.5 will be appraised, but Policies H1.2 and R1 will not since they were considered as part of the appraisal conducted when the Core Strategy was considered.

### **The baseline**

The baseline data used to inform this SA will be that set out in Table 2 of the SA Scoping Report for the LDF Core Strategy.

### **The appraisal**

The appraisal methodology will be as set out in the SA Scoping Report for the LDF Core Strategy. The Appraisal team will consist of officers from Planning Strategy, Housing, Green City Team and Joint Health Unit.

### **Consultation**

The SA Report will be subject to a statutory public consultation period alongside the Draft SPD for 6 weeks.

## **Appendix 1**

### **List of SA objectives**

<b>Table 1 - Sustainability Appraisal Objectives</b>
<b>S1 Reduce poverty *</b> <ul style="list-style-type: none"><li>• Reduce multiple deprivation:<ul style="list-style-type: none"><li>○ Income deprivation (covered by S3)</li><li>○ Employment deprivation (covered by S3)</li><li>○ Health deprivation &amp; disability (covered by S4)</li><li>○ Education, skills &amp; training deprivation (covered by S5)</li><li>○ Barriers to housing and services (covered by S6, S4 &amp; S9)</li><li>○ Crime (covered by S7)</li><li>○ Living environment deprivation (covered by S6 &amp; En1)</li></ul></li></ul>
<b>S2 Increase Manchester's population to help sustain better services and amenities to support Neighbourhoods of Choice</b> <ul style="list-style-type: none"><li>○ Increase general population</li><li>○ Increase population with higher level qualifications</li></ul>
<b>S3 Reduce economic exclusion</b> <ul style="list-style-type: none"><li>○ Increase employment rates/reducing worklessness</li><li>○ Increase employment rates for Limiting Long Term Illness, disabled people, lone parents, BME groups</li><li>○ Reduce unemployment</li><li>○ Reduce low-income households especially those with children</li></ul>
<b>S4 Improve health of the population</b> <ul style="list-style-type: none"><li>○ Encourage healthy lifestyles</li><li>○ Improve access for all, including disabled people, to high quality health facilities/services</li><li>○ Improve access to healthy affordable food</li><li>○ Reduce health inequalities</li><li>○ Improve availability of healthy, safe and warm homes</li></ul>
<b>S5 Improve the qualifications and skills of the resident population</b> <ul style="list-style-type: none"><li>○ Improve qualifications and skills of young people</li><li>○ Improve qualifications and skills of adults</li></ul>
<b>S6 Extend quality and choice of housing</b>

**opportunities**

- Reduce homelessness
- Increase range of housing for all social groups and household types
- Increase range of housing suitable for disabled people
- Ensure sufficient supply of affordable housing
- Reduce number of unfit or empty properties in private sector
- Increase amount of housing development of good quality design that enhances the urban character

**S7 Reduce crime and perceptions of crime**

- Reduce incidence of crime and anti-social activity against individuals, communities, businesses and property
- Reduce fear of crime and anti-social activity

**S8 Encourage a sense of community well-being and engagement**

- Promote local community networks and organisations
- Provide opportunities and support for engagement and role in decision-making
- Encourage strong and positive relationships between people from different backgrounds and communities

**S9 Ensure people's needs are met locally**

- Improve the ability of local residents, including disabled people, to get to their nearest local and district centre
- Improve availability of services and facilities in local and district centres
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**S10 Improve provision and use of efficient, inclusive and affordable transport systems**

- Encourage efficient travel patterns
- Improve provision and use of public transport
- Improve access to public transport by disabled people
- Improve provision for and participation in walking and cycling

**S11 Ensure inclusion and equality of opportunity for all, whilst embracing differing needs, values, and customs**

**En1 Reduce the effects of traffic on the environment**

- Reduce motorised traffic
- Reduce traffic-related emissions
- Improve road safety for all users, particularly children and other vulnerable groups including disabled people

**En2 Improve air quality**

- To reduce emission of air borne pollutants from all sources

**En3 Improve water quality**

- Improve quality of rivers, canals, surface water, groundwater (with regard to pollutants and nutrients)

**En4 Maintain and enhance the quality of the environment:**

- Reduce the amount of derelict, underused and neglected (DUN) land

- Increase percentage of homes built on previously developed land
- Increase percentage of other development on previously developed land
- Reduce no. of sites of potential concern with respect to contamination
- Maintain and enhance formal and informal open spaces and improve access to them
- Maintain and enhance waterways and their environment and improve access to them
- Contribute to high quality sustainable design for buildings and spaces
- Maintain and enhance townscape character, local distinctiveness and sense of place
- Increase woodland cover and the urban tree stock

**En5 Maintain and enhance landscapes and biodiversity, including habitats and species**

- Conserve and enhance the natural environment including important landscape features
- Conserve and enhance habitats and in particular avoid harm to protected and priority habitats
- Conserve and enhance species diversity, and in particular avoid harm to protected and priority species

**En6 Protect and enhance sites, features and areas of historical and archaeological value**

- Protect and enhance listed buildings
- Protect and enhance conservation areas
- Protect and enhance registered historic parks and gardens
- Protect and enhance sites of archaeological importance

**En7 Ensure the prudent use of natural resources**

- Increase energy efficiency in:
  - Domestic households
  - Local Authority Buildings
  - Other buildings
- Increase proportion of energy needs being met from renewable sources in:
  - Domestic households
  - Local Authority Buildings
  - Other buildings
- Reduce water consumption per capita
- Increase proportion of building materials from sustainable sources

**En8 Reduce contribution to climate change**

- 'Minimise greenhouse gas emissions, particularly carbon dioxide and methane

**En9 Reduce impact of climate change**

- Minimise risk of flooding & increase use of Sustainable Urban Drainage Systems (SUDS)

**En10 Minimise the production of waste, manage waste sustainably, and increase re-use, recycling and recovery rates**

- To maximise the amount of waste diverted from landfill through recovery and recycling
- Reduce household waste going to landfill

**Ec1 Encourage a strong & stable economy**

- Improve the resilience of business and the economy

**Ec2 Encourage a growing economy**

- Improve business development and enhance competitiveness
- Increase Manchester's role as a visitor destination

**Ec3 Encourage and accommodate both indigenous and inward investment**

- Encourage indigenous business
- Encourage inward investment
- Encourage additional skilled workers to the area

**Ec4 Encourage socially and environmentally responsible business in the private, public and voluntary sectors**

- Encourage ethical trading
- Encourage good employee relations and management practices
- Encourage companies to use environmental management systems
- Encourage companies to have robust diversity policies and procedures' (re. BME groups, older people, disabled people)

**Ec5 Enable businesses and communities to benefit from the opportunities offered by ICT**