



**HAMBLETON DISTRICT
LOCAL DEVELOPMENT FRAMEWORK**

**SUSTAINABILITY APPRAISAL OF
AFFORDABLE HOUSING SPD**

Non-Technical Summary

**Prepared for
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by
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1. NON-TECHNICAL SUMMARY

INTRODUCTION

- 1.1. Hambleton District Council is reviewing the Hambleton Local Plan. The Hambleton Local Plan will be replaced by a Local Development Framework, incorporating Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), in line with the Government's new format for development plans. The DPDs and SPDs included in the Local Development Framework need to be subject to sustainability appraisal (SA), under the Planning and Compulsory Purchase Act 2004. The SAs conducted must also meet the requirements for Strategic Environmental Assessment (SEA) in accordance with European Directive 2001/42/EC (also known as the SEA Directive).
- 1.2. Land Use Consultants (LUC) was appointed by Hambleton District Council (HDC) in September 2007 to undertake the SA of Hambleton's Affordable Housing SPD. This follows an initial SA of the draft Affordable Housing SPD in November 2007, as well as previous SAs completed for the Core Strategy DPD, Development Policies DPD and Allocations DPD.

OVERVIEW OF SUSTAINABILITY APPRAISAL AND SEA

- 1.3. The purpose of SA is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. It should be viewed as an integral part of good plan making involving ongoing iterations to identify and report on significant effects of the plan and the extent to which sustainable development is likely to be achieved.
- 1.4. Under the Planning and Compulsory Purchase Act 2004, SA is mandatory for Regional Spatial Strategies, DPDs and SPDs. When preparing DPDs and SPDs, planning authorities must also conduct an environmental assessment in accordance with the SEA Directive. The objective of the Directive is *'to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans...with a view to promoting sustainable development'*.
- 1.5. ODPM guidance on SA¹ explains the difference between environmental assessments required under the SEA Directive and SA of

¹ *Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*. ODPM, November 2005

development plans as required by the UK Government². There are many parallels but also some differences, and the guidance clearly shows how assessment to comply with the SEA Directive can be integrated with current practice on SA. Simply put, SA includes a wider range of considerations, extending to social and economic impacts of plans, whereas SEA is more focussed on environmental impacts. The SA guidance describes how it is possible to satisfy both requirements through a single appraisal process undertaking a joint SEA/SA. Throughout this report the term 'SA' refers to Sustainability Appraisal incorporating the requirements of Strategic Environmental Assessment.

METHODOLOGY

- 1.6. The SA guidance introduces the SA process and explains how to carry out SA as an integral part of the plan-making process. Table 1.1 sets out the main stages of the plan making process and shows how these link to the SA process.

Table 1.1: Corresponding stages in plan-making and SA (from SA Guidance, ODPM 2005)

SPD Stage 1: Pre-production – Evidence gathering
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
A1: Identifying other relevant plans, programmes, and sustainability objectives
A2: Collecting baseline information
A3: Identifying sustainability issues and problems
A4: Developing the SA Framework
A5: Consulting on the scope of the SA
SPD Stage 2: Production – Prepare draft SPD
Stage B: Develop options and policies, taking account of assessed effects and developing the draft SPD
B1: Testing the SPD objectives against the SA Framework
B2: Developing the SPD options
B3: Predicting the effects of the SPD
B4: Evaluating the effects of the SPD
B5: Considering ways of mitigating adverse effects and maximising beneficial effects
B6: Proposing measures to monitor the significant effects of implementing the SPD
Stage C: Preparing the SA Report
C1: Preparing the SA Report
Stage D: Consulting on the draft SPD and the SA Report
D1: Public participation on the draft SPD and the SA Report
D2: Making decisions and providing information
SPD Stage 3: Adoption
Stage E: Monitoring the significant effects of implementing the SPD
E1: Finalising aims and methods for monitoring

² As set out in the Planning and Compulsory Purchase Act 2004

Stage A: Setting the Context and Scope

- 1.7. A significant amount of work has been undertaken in carrying out SAs of the adopted Hambleton Core Strategy and emerging Development Policies and Allocations DPDs. This includes the development (with stakeholders) of a framework of objectives for appraising policies and proposals and a range of baseline data and information on environmental, social and economic issues in the District.
- 1.8. Given this background, we have adopted the same SA framework that has been used for SAs of other DPDs in Hambleton and drawn on the baseline information gathered as part of the scoping process, rather than to produce a separate Scoping Report for the Affordable Housing SPD. As such, a scoping letter was sent to the three SEA ‘Consultation Bodies’ (i.e. Natural England, English Heritage, Environment Agency), those involved in the stakeholder consultation group in Stage 1, plus the Government Office, Regional Assembly and neighbouring authorities for a six week consultation.

Table 1.2: Organisations invited to comment at the Scoping stage

Organisations Invited to Comment on Scoping Report	
York City Council	English Heritage
Richmondshire District Council	Environment Agency
Ryedale District Council	Natural England
Harrogate Borough Council	Yorkshire Forward
Scarborough Borough Council	Yorkshire & Humber Government Office
Middlesbrough Borough Council	Howardian Hills AONB
Darlington Borough Council	Nidderdale AONB
Redcar & Cleveland Borough Council	North York Moors National Park
Stockton on Tees Borough Council	Tees Valley Joint Strategy Unit
North Yorkshire County Council	

- 1.9. Those who responded were in favour of the scoping approach suggested and the baseline information gathered as part of the scoping process. Comments received were primarily in relation to the updating of Planning Policy Guidance Notes which have since been

replaced by Planning Policy Statements. Additional comments identified the need to update baseline information from the Scoping Report with more recent figures and additional key plans, which have been considered as part of the baseline for this SA. With this in mind, as the SA process has proceeded, the plan and programme reviews and the baseline information has been reviewed and updated, and is included in **Appendices 1, 2 and 3**.

- 1.10. The final set of SA objectives used in the appraisal is set out in Table 1.3, showing their relationship with the topics listed in Annex 1 (f) of the SEA Directive. Objectives highlighted in grey were considered not to be relevant to the appraisal, given the narrow scope of the Affordable Housing SPD.

Table 1.3: Final objectives and SEA Directive topics

Sustainability Framework Objectives		SEA Directive topics
Objective A	To maintain and enhance landscape and townscape quality.	Material assets Cultural heritage Landscape
Objective B	To protect and enhance the diversity and abundance of flora and fauna and geological interests.	Biodiversity Fauna Flora
Objective C	To preserve and enhance the District's historic environment.	Material assets Cultural heritage
Objective D	To ensure new development is located in the most sustainable locations that are appropriate to settlement character.	
Objective E	To encourage prudent use of natural resources.	Soil Water Air
Objective F	To minimise climate change and its effects on the population.	Climatic factors
Objective G	To encourage conditions which facilitate business success.	
Objective H	To make the most of Hambleton's economic strengths.	
Objective I	To provide closer links between where people live and where they work.	Population
Objective J	To provide a range of premises suitable to support the economy	
Objective K	To encourage sustainable distribution and communication systems.	
Objective L	To encourage the provision of support services.	
Objective M	To improve the skills-base of Hambleton.	
Objective N	To enable improved community participation.	
Objective O	To provide support to deprived areas and disadvantaged groups.	
Objective P	To improve the health of the population.	Human health
Objective Q	To reduce levels of crime.	

Sustainability Framework Objectives		SEA Directive topics
Objective R	To provide housing to meet local needs.	
Objective S	To improve education and skills of the population overall.	
Objective T	To improve access to a range of services and facilities.	

Stage B: Developing and Refining Options

1.11. A number of policy options within the SPD have been considered in this SA, and are listed as follows:

- Local Connection
- Determination of tenure through negotiations vs. further guidance on criteria
- On-site vs. off-site provision of affordable housing units
- Concentrated provision of affordable housing vs. pepper-potting
- Phasing

1.12. Some aspects of the SPD were not suitable for appraisal, as set out in **Table 1.4**.

Table 1.4: Aspects of Affordable Housing SPD Not Appraised

Other Areas of SPD Not Appraised	Reason/Explanation
The Policy Context	Background information on existing affordable housing policies within adopted Core Strategy, and therefore does not provide policy guidance that can be appraised.
Need	Background information on identified need for affordable housing in Hambleton, and therefore does not provide policy guidance that can be appraised.
What is Affordable Housing?	Definition of terms, and therefore does not provide policy guidance that can be appraised.
Affordability	Definition of terms, and therefore does not provide policy guidance that can be appraised.
Affordable Housing Targets	Detailed mechanisms for implementing affordable housing policy, and therefore does not provide policy guidance that can be appraised.
Acquisition Prices for Affordable	Detailed mechanisms for implementing

Homes Negotiated Under Policy CP9	affordable housing policy, and therefore does not provide policy guidance that can be appraised.
Site Size & Suitability	Detailed mechanisms for implementing affordable housing policy, and therefore does not provide policy guidance that can be appraised.
Economics of Provision	Detailed mechanisms for implementing affordable housing policy, and therefore does not provide policy guidance that can be appraised.
Planning Procedures	Detailed mechanisms for implementing affordable housing policy, and therefore does not provide policy guidance that can be appraised.

Stage C: Preparing the Sustainability Appraisal Report

- 1.13. The SA Report provides the results of the appraisal of the Affordable Housing SPD, the alternative options considered and the process undertaken.

Stage D: Consultation on Draft SPD and SA

- 1.14. The draft Affordable Housing SPD and SA report were placed on consultation for the statutory 4-6 week period, in December 2007 – January 2008. The consultation was designed to comply with the Statement of Community Involvement and requirements of the SEA Directive.

Stage E: Updating the Sustainability Appraisal Report to incorporate changes to the Plan

- 1.15. Following the consultation period, Hambleton District Council prepared the final Affordable Housing SPD. SA guidance requires any significant changes to the Plan to be appraised. In this case, the changes were not considered to significantly affect the policy approach set out in the SPD, but a number of minor changes were made to update the evidence base and clarify definitions, criteria and conditions of delivery. They include:
- Adoption of Development Policy 15 (Promoting and maintaining affordable housing) of the Development Policies DPD, previously under draft submission, in February 2008.
 - Publication of the Strategic Housing Market Assessment final report for the Hambleton housing market area in March 2008, which confirmed the problems of affordability within the District.

- A clarified definition of "affordability", specifying lower quartile incomes and in the case of shared ownerships, specified as no more than 30% of such incomes (SPD paras.5.2-5.3).
- 1.16. In addition, there was a need to update elements of the baseline in **Appendix 3**, and review new and updated plans and programmes in **Appendix 2**.
- 1.17. The Affordable Housing SPD is expected to be adopted in June 2008, with this final SA Report published alongside.

Stage F: Monitoring Implementation of the SPD

- 1.18. The SA Report sets out recommendations for monitoring significant sustainability effects of the Affordable Housing SPD.

CHARACTERISATION OF HAMBLETON AND KEY SUSTAINABILITY ISSUES

- 1.19. Hambleton is one of the largest Districts in England. It is essentially rural in character and includes part of the North York Moors National Park. Northallerton and Thirsk are the main towns in the District, and are supported by three other market towns of Bedale, Easingwold and Stokesley. 51% of the 86,500 population live in these five historic Market Towns dispersed across the District. The remaining population is scattered throughout the District in villages and agricultural settlements.
- 1.20. There are over 130 villages in the District, with nearly a third (30%) containing less than 100 people. Outside the settlements, land use is almost wholly agricultural and this is a dominating influence on the landscape. The Vales of Mowbray and York form the lowland landscape which dominates the District, with their fertile and intensively farmed arable land. To the east, a steep escarpment gives way to the upland landscape of the North York Moors National Park. To the south east, the more gentle landscape of the Howardian Hills is designated as an Area of Outstanding Natural Beauty (AONB).
- 1.21. The District is relatively prosperous, with unemployment levels roughly half the national average. There are low levels of deprivation, with the District ranked in the bottom quartile of districts in terms of indices of deprivation in the UK. To the north are the urban areas of Teesside and Darlington, and to the south are Harrogate and the City of York. These large urban centres have a significant socio-economic influence on the District. The most southern point of the District encompasses a section of the York Green Belt, which surrounds the settlement of Shipton.

1.22. Key environmental, economic, social, transport and access issues are summarised in the table on the following page.

Table 1.5: Summary of key environmental, economic, social, transport and access issues in Hambleton

<p>Key environmental issues for Hambleton include:</p> <ul style="list-style-type: none"> • Need to protect existing high quality landscape and enhance lower quality landscape • Relatively low nature conservation value due to deteriorating effect of agricultural activities • Need to improve the number and diversity of biodiversity sites • Need to conserve the historic environment for future generations • High quality built environment under pressure from development • Re-use of land within settlements to avoid sprawl • Noise pollution and its potential to increase with airfield expansions • Impacts of climate change • Potential risk of flooding • Potential to develop appropriate forms of renewable energy in the right locations to offset greenhouse gas emissions
<p>Key economic issues in Hambleton include:</p> <ul style="list-style-type: none"> • Provision of a suitable range of employment land and premises • Provision of training to improve skills • Renaissance of market towns • Diversification of the rural economy • Reducing out-commuting • Diversity of employment including more manufacturing and knowledge based employment and higher quality jobs • Need to address the digital divide (those with/without broadband access)
<p>Key social issues in Hambleton include:</p> <ul style="list-style-type: none"> • Fear of crime • Needs of young people e.g. affordable housing, local jobs • Need for affordable housing for local residents • Ageing population • Education and skills/training to support local employment • Rural service provision • Need to speed up the roll-out of broadband • Need for community-led social enterprises
<p>Key transport and access issues for Hambleton include:</p> <ul style="list-style-type: none"> • Need to address transport and access barriers faced by elderly and young people, people with disabilities and the socially/economically disadvantaged. • Heavy dependency on the private car • Poor provision of public transport particularly in rural areas • Reverse commuting between Hambleton and surrounding urban areas

APPRAISAL OF SPD AND ALTERNATIVES CONSIDERED

SA objective A: To maintain and enhance landscape and townscape quality

SPD

- 1.23. The SPD is not predicted to have significant effects in relation to this SA objective, as affordable housing should be designed and maintained to the same standard as open market housing.

Alternative options considered

- 1.24. The alternative options are predicted to have similar effects as the SPD in relation to this SA objective. However, pursuing the 'do nothing' option in regards to concentrated provision vs. pepper-potting is likely to have a negative impact on this objective, as this could result in inconsistent design and layout between open market and affordable housing.

SA objective C: To preserve and enhance the District's Historic Environment

SPD

- 1.25. The SPD is not predicted to have any significant effects in relation to this SA objective.

Alternative options considered

- 1.26. The alternative options are predicted to have similar effects as the SPD in relation to this SA objective. However, there is a degree of uncertainty with the off-site provision and 'do nothing' options in regards to on-site vs. off-site provision, as alternative sites to deliver affordable housing would need to be found elsewhere.

SA objective D: To ensure new development is located in the most sustainable locations that are appropriate to settlement character

SPD

- 1.27. The SPD is predicted to have marginal positive effects on this SA objective. Giving preference to those with a local connection is predicted to have a positive impact as it is likely to reduce the need to travel to work and may encourage the use of public transportation. Similarly, determining tenure through negotiations is likely to result in the location of affordable housing in areas where there is an identified need to accommodate it.

Alternative options considered

- 1.28. The option of giving higher priority to key workers is also likely to have a marginal positive impact on local connection, as this too will reduce the need to travel to jobs, services and facilities. However, there are a number of alternative options which would be likely to have a negative effect in relation to this SA objective. The 'do nothing' option is likely to have a marginal negative impact on the provision of affordable homes to those with a local connection, as those who are employed in the District are likely to be forced to reside outside the District.
- 1.29. The provision of further guidance on the determination of tenure is predicted to be too restrictive and limited in scope, and the 'do nothing' option is likely to result in no scope for negotiations, resulting in housing types that do not match local needs. Similarly, the 'do nothing' option is predicted to have a significant negative impact through a potential increase in commuted provision of affordable housing, which could lead to disadvantaged groups being isolated in areas that lack access to public transport and key services.

SA objective F: To minimise climate change and its effects on the population

SPD

- 1.30. Preference to those with a local connection is likely to have a marginal positive effect in relation to this SA objective because it is likely to reduce the level of greenhouse gas emissions in the District through reduced car use. Furthermore, the on-site provision of affordable housing units can increase the density of development, which is likely to reduce energy use and greenhouse gas emissions from construction activity.

Alternative options considered

- 1.31. Giving a higher priority to key workers is also likely to have a marginal positive effect in relation this SA objective because it is also likely to reduce the level of greenhouse gas emissions in the District through reduced car use. However, the 'do nothing' option in regards to the provision of affordable housing to those with a local connection is likely to have a marginal negative impact on this SA objective, as it is likely to increase the need to travel by car, resulting in higher levels of greenhouse gas emissions.

The option that favours off-site provision could potentially have significant negative impacts in relation to this SA objective because this could result in the development of two sites, resulting in increased energy use and greenhouse gas emissions from construction activity.

Similarly, the 'do nothing' option in regards to phasing could also result in increased construction activity, and subsequent emissions, through the postponement of affordable housing until open market housing has been constructed and sold.

SA objective G: To encourage conditions which facilitate business success

SPD

- 1.32. The SPD is not predicted to have any significant effects in relation to this SA objective, as affordable housing is not proposed for employment use.

Alternative options considered

- 1.33. The alternative options are predicted to have similar effects as the SPD in relation to this SA objective.

SA objective H: To make the most of Hambleton's economic strengths

SPD

- 1.34. The SPD is not predicted to have any significant effects in relation to this SA objective, as the SPD does not propose employment uses.

Alternative options considered

- 1.35. The alternative options are predicted to have similar effects as the SPD in relation to this SA objective.

SA objective I: To provide closer links between where people live and where they work

SPD

- 1.36. Preference to those with a local connection is predicted to have significant positive impacts in relation to this SA objective, as those with a local connection who can afford to live in the District have the opportunity to seek local employment as opposed to those who live outside the District.

Alternative options considered

- 1.37. Giving a higher priority to key workers is predicted to also have significant positive impacts in relation to this SA objective, as it ensures that key service jobs within the District are preserved. Alternatively, the 'do nothing' option in regards to local connection is likely to have a significant negative impact in relation to this SA objective, as those who

are forced to live outside the District where there is a greater provision of affordable housing are more likely to seek employment closer to home. The 'do nothing' option in relation to both on-site provision and phasing could also potentially have a marginal negative impact, as both options could increase the need to travel to work.

SA objective O: To provide support to deprived areas and disadvantaged groups

SPD

- 1.38. Preference to those with a local connection is predicted to have a marginal positive effect in relation to this SA objective because it ensures good access to key services and facilities within the District. Furthermore, the determination of tenure through negotiations is also likely to have a marginal positive impact, as negotiations contribute towards determining the most appropriate type of affordable housing required by disadvantaged groups, notably those on limited incomes. There is an element of uncertainty with the on-site provision of affordable housing option, as the significance of this option on providing support to disadvantaged groups can not be determined without knowing the location of a proposed development.

Alternative options considered

- 1.39. Giving a higher priority to key workers is predicted to also have a marginal positive impact in relation to this SA objective, as it also ensures good access to key services and facilities. Alternatively, the 'do nothing' option in regards to local connection is predicted to have a marginal negative impact, as those forced to live where housing is more affordable may have to travel further to access key services. This is likely to increase the cost of travelling to these services and facilities. The 'do nothing' option in regards to phasing could also potentially have a negative impact in relation to this SA objective, as this could lead to postponing the provision of affordable housing, requiring those in need to live further away from key services and facilities.

SA objective R: To provide housing to meet local needs

SPD

- 1.40. The SPD is predicted to have either a significant or a marginal positive impact in relation to this SA objective. Preference to those with a local connection ensures that those on limited incomes have access to affordable homes. The determination of tenure through negotiations presents the greatest opportunity to ensure the most appropriate type of affordable housing is located in areas with an identified need. Furthermore, preference to the pepper-potting of affordable housing

option is likely to provide safe, secure and decent housing, as it is integrated with open market housing.

Alternative options considered

- 1.41. Giving a higher priority to key workers is also predicted to have a significant positive impact in relation to this SA objective, as this option provides housing that is consistent with local employment opportunities. Alternatively, the 'do nothing' option in regards to local connection is predicted to have significant negative impacts in relation to this SA objective, as a lack of priority towards those with a local connection is likely to reduce availability to those with an identified need. Providing further guidance on the determination of tenure could also have a significant negative impact, as limiting the scope for negotiations could overlook the needs of residents of the District on limited incomes.
- 1.42. The off-site provision of affordable housing option, in addition to the 'do nothing' option, could potentially have a marginal negative impact in relation to this SA objective, as the development of stand-alone units could have effects on safety and security. However, this assumes that off-site provision would result in stand-alone housing, which it may not. The option to concentrate provision could also have potential negative impacts, as it could contribute to increased levels of social exclusion of disadvantaged groups. The 'do nothing' option in regards to phasing could also potentially have a marginal negative impact, as the postponement of affordable housing could result in those in need being forced to move outside the District in search of affordable housing.

SA objective T: To improve access to a range of services and facilities

SPD

- 1.43. The SPD is not predicted to have any significant effects in relation to this SA objective. However, there is a degree of uncertainty in regards to the on-site provision of affordable housing, as any potential impacts on access to services and facilities are dependent upon the location of development.

Alternative options considered

- 1.44. The alternative options are predicted to have similar effects as the SPD. Again, there is a degree of uncertainty in regards to the off-site provision of affordable housing, as any potential impacts are dependent upon the location of development. The 'do nothing' option in regards to on-site vs. off-site provision could potentially have a negative impact in relation to this SA objective, as it reduces obligations for developers, which could result in a higher degree of social exclusion.

CUMULATIVE IMPACTS

- 1.45. The summary table (**Table 5.1**) helps to identify if any patterns of cumulative effects on the SA objectives emerge from the SPD and the alternative options considered.
- 1.46. There are no significant cumulative impacts that are apparent from the summary of appraisals resulting from the SPD and the alternative options considered. This is primarily due to a considerable number of predicted neutral effects in relation to the SA objectives given the specific nature of supplementary policy guidance. However, positive cumulative effects may result in relation to Objective R: Providing housing to meet local needs.

MITIGATION

- 1.47. The summary table shows that the few significant and marginal negative effects in relation to the SA objectives are predicted to result from the alternative options appraised. With this in mind, there is no need for mitigation proposals, as pursuing the SPD would eliminate any significant negative impacts on the delivery of affordable housing against the SA objectives.

CONCLUSIONS AND RECOMMENDATIONS

- 1.48. **Table 5.1** in **Chapter 5** shows that the majority of predicted significant effects in relation to the SPD are likely to be positive, and that no significant negative effects are predicted to result from the development of the SPD. To a certain extent, this results from the adoption of a Core Strategy DPD which has already been subject to SA, is based on sound spatial principles and sets the framework for the Affordable Housing SPD.
- 1.49. It should also be borne in mind that the Affordable Housing SPD is detailed advice on how specific affordable housing policies within the Core Strategy DPD should be applied to any proposals for new residential development in the District. As such, both the SPD and alternative options considered relate to the provision of affordable housing generally, not the specific location of residential development. This creates a considerable number of predicted neutral effects on the SA objectives, particularly those that relate to economic and environmental sustainability.
- 1.50. The need to provide affordable housing for local people in Hambleton is a key priority for the Council. Hambleton is one of the highest priced markets in the Yorkshire and Humber region; in 2007 the average dwelling sale price in the District was £236,000, well above the regional

average that year of £150,000³. The average price of an 'entry level' terraced house is over nine times the annual income of a local person, which has resulted in many not being able to afford to buy or rent open market housing in Hambleton. With this in mind, there is a clear need to provide appropriate affordable housing that is capable of meeting the needs of local people.

- 1.51. Given the nature of the SPD, the highest number of positive impacts predicted to result from the SPD are expected to relate to the social SA objectives, notably SA objective I (links between where people live and work), O (support to deprived areas and disadvantaged groups) and R (housing to meet local needs). The provision of affordable housing to those with a local connection and the determination of tenure through negotiations are shown to have the most substantial positive impacts on these objectives. This suggests that the current approach taken in the SPD will be effective in ensuring that those with a local connection, and who are on limited incomes, have access to affordable homes, and that negotiations are used effectively to ensure the appropriate type of affordable housing is delivered in areas where there is an identified need.
- 1.52. The highest number of significant and marginal negative effects predicted to result from the appraised alternative options is in relation to SA objectives D (location and character), F (access to services), I (links between where people live and work) and R (housing to meet local needs). These SA objectives are the most relevant to achieving the overarching need to provide affordable housing that meets the needs of local people, and as such the alternative options are unlikely to effectively contribute towards meeting local housing demand.
- 1.53. One alternative option to giving preference to those with a local connection was to give a higher priority to key workers, which also produced significant positive impacts on the social SA objectives (I, O and R). Although this alternative option did not score any higher than the local connection policy option, key workers do have an established local connection and are an integral part of the local community. Also, the current definition of those with a 'local connection' in the SPD includes those who are permanently employed in the District (for at least six months). It is suggested that the SPD makes explicit reference to key workers and as well as to their inclusion in the 'local connection' definition.
- 1.54. The number of uncertainties and negative impacts associated with the alternative options suggests that the SPD represents the most

³ *Strategic Housing Market Assessment for Yorkshire and the Humber: Hambleton Housing Market Area* (March 2008)

sustainable long-term solution to providing affordable housing to local people in Hambleton.

MONITORING

- 1.55. Wherever possible, existing monitoring arrangements should be used to monitor the delivery of affordable housing against targets set in policies CP9 and CP9A of the adopted Core Strategy. Indicators to measure the success of meeting these targets should include uptake of affordable housing and tenancy statistics throughout the District, which can then be compared to targets within the Core Strategy. In regards to the Affordable Housing SPD, the Council should give consideration to:
- The number of affordable homes that are designated to those defined as having a 'local connection' (based upon current definition in SPD and incorporating key workers);
 - The number of affordable homes within new residential developments that are delivered on-site and pepper-potted throughout open market housing, and;
 - The number of affordable homes that are delivered in tandem with open market housing.
- 1.56. Using such information should provide a basis for understanding the sustainability effects of implementing the Affordable Housing SPD. This information will also help identify how effective policy guidance in the Affordable Housing SPD, once adopted, will be in achieving targets set in the Core Strategy.
- 1.57. The statutory environmental consultees and other stakeholders have already made important contributions as part of this SA, particularly in terms of baseline information. It is recommended that Hambleton District Council invite the statutory environmental consultees and other stakeholders involved in the SA process to enter into a dialogue on the monitoring proposals for the SPD. The purpose of this dialogue would be to agree the sustainability effects to be monitored and information to be collected as part of monitoring the SPD, including who will collect the information and when.