

Salford City Council
House Extensions Supplementary Planning Document
Sustainability Appraisal Final Report
January 2006

Contents

	<u>Page</u>
Components that make up the SEA Environmental Report	1
1. SUMMARY AND OUTCOMES	2
Non-technical Summary	2
Difference the process has made	5
How to comment	6
2. APPRAISAL METHODOLOGY	7
Approach adopted	7
Timetable and responsibility	7
Consultation arrangements	8
3. BACKGROUND	9
Purpose of Sustainability Appraisal	9
Plan objectives and content	9
Compliance with the SEA Directive/Regulations	10
4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT	11
Links to other strategies, plans and objectives	11
Baseline characteristics and the future baseline	12
Data collection limitations	13
The Sustainability Appraisal framework	13
Key sustainability issues and problems	14
5. APPRAISAL OF STRATEGIC OPTIONS	15
Characteristics of the options	15
Summary of the appraisal of strategic options	16
6. APPRAISAL OF PLAN'S EFFECTS	17
Potential overall effects of the draft SPD	17
Secondary, cumulative and synergistic effects	18
7. IMPLEMENTATION AND MONITORING	19
Next Steps	19
 <u>APPENDICES</u>	
Appendix 1: Sustainability Appraisal Framework	20
Appendix 2: Appraisal of Strategic Options	25
Appendix 3: Summary of the Effects of the Draft SPD	30
 <u>LIST OF TABLES</u>	
Table 1: SEA Directive Signpost Table	1
Table 2: Sustainability Appraisal Stages and Tasks	7
Table 3: Timetable of SA Outputs and Tasks	8
Table 4: List of all Plans, Programmes and Strategies reviewed	11
Table 5: Comparison of Crime Rates in Salford and England	12
Table 6: Key Sustainability Issues	14
Table 7: Potential Indicators	19

Components that make up the SEA Environmental Report

This sustainability Appraisal report incorporates the requirements for an Environmental Report under the Environmental Assessment of Plans and Programmes Regulations 2004. These Regulations transpose the Strategic Environmental Assessment Directive (European Directive 2001/42/EC) into English law.

The places in the Sustainability Appraisal Report where the components which are required in relation to the Environmental Report are signposted in Table 1 below.

Table 1: Signpost of where in this report the different aspects of SEA Directive have been satisfied

Information to be included in an Environmental Report under the SEA Regulations	Relevant Sections in the SA Report
An outline of the contents, main objectives of the plan and its relationship with other relevant plans and programmes.	3.4 - 3.6 4.1 - 4.3
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.	4.4 - 4.10
The environmental characteristics of areas likely to be significantly affected.	4.4 - 4.10 4.16
Any existing environmental problems which are relevant to the plan, including in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	4.4 - 4.10 4.16
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	4.1 - 4.3
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soils, water, air, climatic factors, material assets, cultural heritage, landscape, and the interrelationship between the above factors.	Section 6 Appendix 3
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan.	Section 6 Appendix 3
An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties.	Section 2 Section 4 Section 5
A description of measures envisaged concerning monitoring.	Section 7
A non-technical summary of the information provided above.	Section 1

1. SUMMARY AND OUTCOMES

- 1.1 This section provides a non-technical summary of the Sustainability Appraisal report, setting out the process and the difference that this process has made. Contact details are also provided, with information about how to comment on the Report during the consultation period.

NON-TECHNICAL SUMMARY

- 1.2 The Supplementary Planning Document (SPD): House Extensions will advise people, who wish to extend their home, about what types of development are likely to be acceptable. It will also ensure consistent and transparent decision-making.
- 1.3 The purpose of the Sustainability Appraisal (SA) is to promote sustainable development through the integration of sustainability considerations into the preparation and adoption of the SPD. The SA considers the SPD's implications, from a social, economic and environmental perspective, by assessing options and the draft SPD against available baseline data and sustainability objectives.
- 1.4 SA is mandatory for SPDs under the requirements of the Planning and Compulsory Purchase Act (2004). SAs of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations.

THE APPRAISAL METHODOLOGY

- 1.5 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) Guidance Paper "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents" November 2005.
- 1.6 The level of detail and the scope that the SA covered was agreed by key stakeholders involved in the SA process as part of consultation on a SA Scoping Report. This report was produced to set out the initial context and findings of the SA and the proposed approach to the appraisal process.

RELATIONSHIP TO OTHER PLANS, PROGRAMMES AND OBJECTIVES

- 1.7 The purpose of reviewing other plans and programmes and sustainability objectives is to ensure that the relationship between these Documents and the draft SPD has been fully explored. This will in turn ensure that Salford City Council is able to act on

any identified inconsistencies between international, national, regional and local objectives.

- 1.8 A range of national, regional and local strategies were reviewed as part of the SA process and no major inconsistencies were found between policies. The key links identified were with Planning Policy Statement 1 (PPS1): Delivering Sustainable Development; North West Regional Spatial Strategy (RSS13); North West Regional Assembly's Regional Sustainable Development Framework – 'Action for Sustainability' (AfS); and the City of Salford Unitary Development Plan - Revised Deposit Draft Replacement Plan 2003–2016.

BASELINE CHARACTERISTICS

- 1.9 The collection and assessment of information and data about the current and likely future state of the policy area (City of Salford) was used within the SA to help identify sustainability problems and predict the SPD's effects. Where available, comparators, key trends and targets were identified.
- 1.10 Sources for the baseline data included: Health Inequalities in Salford – a local strategy for action (2004); Salford PCT Annual Report (2003/2004); Neighbourhood Statistics website (<http://www.neighbourhood.statistics.gov.uk>); Indices of Deprivation (2004); Greater Manchester Biodiversity Action Plan (2000); Salford City Council Resident's Survey (2003/2004); and the Salford Annual Baseline Review (2004).
- 1.11 Issues and trends identified included that the population of the City has decreased rapidly since 1992 and that many parts of Salford are amongst the most deprived in the country. Also, the general health of the population is below the national average and crime is much higher than the national average. Average earning levels are also below the national average. However, the City is well endowed with natural and cultural assets.

THE SUSTAINABILITY APPRAISAL FRAMEWORK

- 1.12 The establishment of SA objectives and criteria is central to the SA process and provides a way in which sustainability effects can be described, assessed and compared. The sustainability objectives used for the SA of the SPD were drawn from the sustainability issues identified through analysis of the baseline data and review of other plans and strategies.
- 1.13 There were 16 objectives used in total, organised under the three dimensions of sustainability: social; environmental and economic. The objectives covered a broad range of issues, including: to improve the health of the population; to improve safety

and security for people and property; to reduce deprivation within the city; to ensure that everyone has access to a good home that meets their needs; to improve accessibility for all the community; to maintain and improve biodiversity, flora and fauna; to reduce vulnerability to climate change; and to maximise economic growth.

APPRAISAL OF STRATEGIC OPTIONS

1.14 A key requirement of the SA is to consider reasonable alternatives as part of the assessment process. The options that were assessed were formulated from the Unitary Development Plan process and the Council's intention to provide transparent guidance for homeowners about what types of domestic extensions/developments are likely to be considered acceptable. The options assessed were thus:

- **Do nothing / business as usual (option A):** This option would result in a lack of clear guidance for people who wish to extend their home. It would result in less consistent decision making, and a lack of transparency in decision making. This could have a detrimental impact on health and well-being, accessibility, climate change, the quality of the townscape, economic growth and would remove an opportunity for people to be involved in the decision making process.
- **Provide clear guidance for homeowners by way of SPD (option B):** This option would strike the right balance between the needs of people wishing to extend and the impact of any development on neighbours. This ensures that all people who may be affected by a development are given equal consideration without prejudice. It would allow an opportunity for specific issues to be addressed, such as design and special circumstances without being overly restrictive. This could have positive benefits for the SA objectives identified in Option A above.
- **Provide clear guidance for homeowners by way of a more restrictive SPD (option C):** This option would benefit most the occupiers of neighbouring properties due the size of extensions being restricted. However, it would restrict the potential for people to extend their homes to meet their housing needs. Due to the imbalance, this option could have a positive impact on the SA objectives identifies in option A for neighbouring residents, but negative impacts for those people wishing to extend.
- **Provide clear guidance for homeowners by way of a more relaxed SPD (option D):** This option would benefit most the people who wish to extend their homes to meet their housing needs. As a result, however, larger extensions could have significant detrimental impacts on the amenity of neighbouring occupiers. Due to the imbalance, this option could have a positive impact on the SA objectives identifies in option A for people wishing to extend, but negative impacts for neighbouring residents.

- 1.15 The key changes and the sustainability strengths and weaknesses of each option were identified. This concluded that the preferred option was to provide clear guidance for homeowners about what types of domestic extensions/developments are likely to be considered acceptable, the option delivered by the draft SPD (option 2).

APPRAISAL OF THE PLAN'S EFFECTS

- 1.16 The SA provides a record of the prediction and assessment of the potential effects of the preferred option (provide SPD) and the 'do nothing' option. These were assessed against each of the 16 sustainability objectives and were given a score based on a five-point scale with one uncertain category:

++	MAJOR POSITIVE
+	MINOR POSITIVE
0	NEUTRAL
-	MINOR NEGATIVE
--	MAJOR NEGATIVE
?	UNCERTAIN

In addition, the effects of the plan were described in terms of the time period over which they will occur, whether they are probable of improbable, their geographical scale, and whether effects are permanent or temporary.

- 1.17 Generally the draft SPD performed very well against the sustainability objectives and the majority of effects identified were very positive. For example, the SPD was identified as striking the right balance between the needs of people who wish to extend their property and the impact of that development on the amenity of neighbouring occupiers. This in turn can have positive effects on health and energy use. Furthermore, production of the policies within the SPD allows for extensive consultation to take place, which ensures ownership of the policies for residents and refinement of those policies so that they are representative of the views of residents. This promotes more vibrant communities. There were also some potential negative effects identified, principally the short term disturbances caused during the construction phase.
- 1.18 Some measures have been identified, for consideration, to mitigate the potential negative effects of the SPD. These include: applying restrictions on the hours that construction may take place; providing guidance on the safe storage of building materials; reducing aspect distances to increase natural surveillance between properties; provide guidance on green construction methods and flood risk mitigation;

Emerson House
Albert Street
Eccles
Salford
M30 OTE

Email to: spd.consultation@salford.gov.uk

Via the web through: www.salford.gov.uk/spdconsultation

2. APPRAISAL METHODOLOGY

APPROACH ADOPTED

- 2.1 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) Guidance Paper "Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents" November 2005.
- 2.2 Table 2 below sets out the SA stages and tasks, based on those listed in the Government guidance. This SA Report represents the completion of up to Stage C of the SA process.

Table 2: Sustainability Appraisal stages and tasks

PRE-PRODUCTION
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding the scope.</p> <ul style="list-style-type: none"> • Identify and review other relevant plans, programmes and sustainable development objectives that will affect or influence the SPD. • Collect relevant social, environmental and economic baseline information. • Identify key sustainability issues for the SA to address. • Develop the SA framework, consisting of the sustainability objectives, indicators and targets. • Test the SPD objectives against the sustainability objectives and whether the SPD objectives are consistent with one another. • Produce Scoping Report and carry out necessary consultation with key stakeholders on the scope of the appraisal and the key issues and possible options for solutions.
PRODUCTION
<p>Stage B: Developing and Refining Options</p> <ul style="list-style-type: none"> • Carry out appraisal of the SPD options and make recommendations for improvement.
<p>Stage C: Appraising the effects of the draft SPD</p> <ul style="list-style-type: none"> • Predict the effects and carry out detailed assessment of the effects of the draft SPD. • Propose measures to maximize beneficial effects and mitigate adverse effects. • Develop proposals for monitoring. • Prepare the final SA Report along with the draft SPD.
<p>Stage D: Consultation on the SA Report and Draft SPD</p> <ul style="list-style-type: none"> • Consult on the final SA Report along with the draft SPD. • Carry out, where necessary, appraisal of any significant changes made as a result of representations.
ADOPTION AND MONITORING
<ul style="list-style-type: none"> • Inform consultees that SPD has been adopted. • Issue statement summarizing information on how the SA results and consultees' opinions were taken into account, reasons for choice of options and proposals for monitoring, including in relation to any recommended changes. • Make SPD and SA Report available for public viewing.
<p>Stage E: Monitoring implementation of the SPD</p> <ul style="list-style-type: none"> • Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects. • Undertake appropriate remedial action where necessary.

TIMETABLE AND RESPONSIBILITY

- 2.3 The timing of key SA outputs and tasks is set out in Table 3 below.

Table 3: Timetable of SA outputs and tasks

TASK	TIMETABLE
Preparation of the SA Scoping Report	June 2005

Consultation on SA Scoping Report	July – August 2005
Appraisal of strategic options	October 2005
Preparation of responses to comments from consultees	October 2005
Preparation of SA Report	November-January 2005/2006

2.4 The SA was undertaken by a team of planning officers from Salford City Council.

CONSULTATION ARRANGEMENTS

2.5 In June 2005 an SA Scoping Report was produced to set out the initial context and findings of the SA and the proposed approach to the rest of the appraisal. The aim was to ensure that the SA was comprehensive and would address all relevant issues and objectives, by enabling input from key stakeholders and consultation bodies at an early stage in the process.

2.6 The Scoping Report set out an initial assessment of:

- The relationship between the SPD and other relevant plans and programmes.
- Relevant sustainability objectives established at the national, regional and local level.
- The current environmental, social and economic baseline and any trends.
- The likely key sustainability issues.

2.7 The Report also set out the proposed methodology for the SA, giving details of its proposed level of detail and scope.

2.8 Comments on the Scoping Report were invited from the four consultation bodies required by the SEA Regulations (English Nature, English Heritage, Environment Agency, Countryside Agency) together with other key consultees representing social, economic and environmental interests in the City of Salford, namely CABE, GONW and NWRA.

3. Background

PURPOSE OF SUSTAINABILITY APPRAISAL

- 3.1 The purpose of SA is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. The objective of this SA is to inform the development of the *Supplementary Planning Document: House Extensions* (HESPD). The SA considers the SPD's implications from a social, economic and environmental perspective, by assessing options and the draft SPD against available baseline data and sustainability objectives.
- 3.2 SA is mandatory for Local Development Documents (LDD) under the requirements of the Planning and Compulsory Purchase Act 2004. These Documents include Development Plan Documents (DPD) and Supplementary Planning Documents (SPD).
- 3.3 This SA Report is the key output of the SA process, documenting the work carried out during the appraisal of the SPD.

PLAN OBJECTIVES AND CONTENT

- 3.4 The City Council recognise that the occupiers of dwellings may wish to modify or extend their homes to provide accommodation that suits their needs. In seeking to meet these needs the City Council also has to consider the impact of such works on immediate neighbours and the local environment. To ensure consistency and fairness the draft HESPD has been produced.
- 3.5 There are 5 key objectives of the draft HESPD:

1. To provide clear guidance for homeowners about what types of development are likely to be acceptable.
2. To ensure consistent and transparent decision-making.
3. To enable homes to be adapted to meet housing needs.
4. To protect the amenity and privacy of residents.
5. To secure good design.

- 3.6 The draft HESPD is split into 15 sections:

- Introduction.
- House Extensions and the need for the SPD.
- Process for producing the HESPD.
- Do I require planning permission? (outline of permitted development rights)
- Design and Sustainable Construction

- Aspects
- Single storey rear extensions.
- Two storey and first floor extensions to the rear.
- Side extensions.
- Dormers.
- Car Parking.
- Trees (in relation to domestic extensions).
- Green Belt, Listed Buildings and Conservation Areas.
- Personal circumstances (e.g. disabled people and other material considerations).
- Other information including submitting a valid planning application.

COMPLIANCE WITH THE SEA DIRECTIVE/REGULATIONS

- 3.7 In accordance with the Government's draft guidance on Strategic Environmental Assessment (SEA), SAs of SPDs should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. While SEA and SA are distinct processes, the intention of this SA is to adopt an approach to appraisal which also meets the requirements of the SEA Directive and Regulations.

4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

LINKS TO OTHER STRATEGIES, PLANS AND OBJECTIVES

- 4.1 The purpose of reviewing other plans and programmes and sustainability objectives is to ensure that the relationship between these documents and the draft SPD has been fully explored. This will in turn ensure that Salford City Council is able to act on any identified inconsistencies between international, national, regional and local objectives.
- 4.2 Table 4 below shows a list of the plans and strategies that were reviewed as part of the SA.

Table 4: List of all Plans, Programmes and Strategies reviewed as part of the SA.

INTERNATIONAL AND NATIONAL
<ul style="list-style-type: none"> • EC Directive - Assessment of the effects of plans and programmes on the environment 2001/42/EC. • EC Directive - Conservation of Natural Habitats of Wild Fauna and Flora 92/43/EEC. • EC Directive - Establishing a framework for the Community action in the Field of Water Policy • Kyoto Protocol 1997. • Sustainable Communities: People, Places and Prosperity (A 5-year Plan from the ODPM) 2005. • Sustainable Communities: Homes for all (A 5-year Plan from the ODPM) 2005. • PPG 2 Green Belts. • PPG3 Housing. • PPG 9 Nature Conservation. • PPG 13 Transport. • PPG 15 Planning and the Historic Environment. • PPG 25 Development and Flood Risk. • PPS 1 – Delivering Sustainable Development. • PPS 7 Sustainable Development in Rural Areas. • PPS 22 Renewable Energy. • PPS 23 Planning and Pollution Control. • Waste Strategy for England and Wales 2000. • Air Quality Strategy for England, Scotland, Wales and Northern Ireland 2000. • Climate Change: The UK Programme. • Environment Act 1995. • Wildlife and Countryside Act 1981 (as amended). • Countryside and Rights of Way Act 2000. • Securing The Future: delivering UK Sustainable Development Strategy 2005. • Quality of Life Counts: Indicators for a Strategy for Sustainable Development for the United Kingdom. • UK Biodiversity Action Plan. • Working with the Grain of Nature: A Biodiversity Strategy for England 2002. • Our Energy Future – Creating a Low Carbon Economy.
REGIONAL
<ul style="list-style-type: none"> • A Strategy towards 2020 (The Regional Economic Strategy for the NW). • Regional Spatial Strategy (RSS) (RPG13) • NWRA's Regional Sustainable Development Framework – 'Action for Sustainability' (AfS). • North West Regional Housing Strategy 2003. • Regional Waste Strategy for the North West 2004.
LOCAL
<ul style="list-style-type: none"> • City of Salford Unitary Development Plan - Revised Deposit Draft Replacement Plan 2003–2016. • City of Salford 2003 Housing Market Demand Study. • Community Plan – Our Vision for Salford 2001-2006. <ul style="list-style-type: none"> • Salford Community Safety Strategy 2005-2008

- 4.3 No inconsistencies between policies were found. The key links identified were with Planning Policy Statement 1: Delivering Sustainable Development; North West Regional Spatial Strategy; North West Regional Assembly's Regional Sustainable Development Framework – 'Action for Sustainability' (AfS); and the City of Salford Unitary Development Plan - Revised Deposit Draft Replacement Plan 2003–2016.

BASELINE CHARACTERISTICS AND THE FUTURE BASELINE

- 4.4 According to the latest mid-2003 population statistics, there were 216,400 people living in Salford of whom 49.7% were male and 50.3% were female. Children under five accounted for approximately 6% of the population. Between 1992 and 2002 the population of Salford decreased by 12.6%. This was the 2nd greatest decrease in the UK. In Salford 6 out of 20 of the wards are in the 5% most deprived wards and 9 are in the 10% most deprived wards. In 2003, the Gross weekly wage rate for Salford was £424, which is marginally lower than the average for the northwest (£437) and the national average (£438). The level of unemployment in the City (3.9%) is also above the national average (3.3%).
- 4.5 Life expectancy in Salford is the lowest in the whole of Greater Manchester. Male life expectancy in Salford is on average 2.9 years less than the national average. For women, the difference is 2.4 years. The main killers are heart disease and cancers. With regard to other health considerations, according to a 1998 survey, there were approximately 6,500 diabetics in Salford. It was thought that this figure may double by 2008. In 2001, 27,846 (22.8%) of people suffered with a limiting long term illness.
- 4.6 Crime in the City is significantly higher than the national average. Table 5 below, which relates to crimes recorded by the Crime and Disorder Reduction Partnerships across the country, compares the crime rates in Salford to the national average. In particular, it highlights that burglary rates are more than double the national average.

Table 5: Comparison of Crime rates in Salford and England

Key Offences	England (2002/2003)	Salford (2002/2003)
Violence against the person (per 1000 population)	16.0	18.3
Sexual offences (per 1000 population)	0.9	1.1
Robbery offences (per 1000 population)	2.1	4.7
Burglary offences (per 1000 population)	20.2	43.7
Vehicle crime offences (per 1000 population)	18.7	33.4

- 4.7 The City of Salford is made up of a number of diverse landscapes. To the east of the City is central Salford which forms part of the regional centre. This area is largely urbanised. The western fringes of the City are more rural in character and include large areas of green belt. The majority of this green belt also forms the Cities

mosslands area which is a valuable conservation and nature resource of international importance. Habitats across the city are also highly diverse and include wet woodlands, lowland hay meadow, lowland dry acid grassland, lowland heath, and lowland raised bog. Within Salford there are 32 Sites of Biological Importance (SBIs), some of which include priority habitats as identified in the UK Biodiversity Action Plan.

- 4.8 Pollutant levels in Salford (ozone, nitrogen dioxide, sulphur dioxide, carbon monoxide) are all classified as being low, meaning that their effects are unlikely to be noticed by individuals with sensitivity to air pollution. With regard to the River Irwell, its chemistry and biology is classed as poor with fish largely absent.
- 4.9 With regard to the city's cultural and landscape heritage, there are 273 Listed Buildings, 3 Scheduled Ancient Monuments, 2 Historic Parks, 16 Conservation Areas and over 300 Tree Preservation Orders in Salford.
- 4.10 Sources for the baseline data included: Health Inequalities in Salford – a local strategy for action (2004); Salford PCT Annual Report (2003/2004); Neighbourhood Statistics website (<http://www.neighbourhood.statistics.gov.uk>); Indices of Deprivation (2004); Greater Manchester Biodiversity Action Plan (2000); Salford City Council Resident's Survey (2003/2004); and the Salford Annual Baseline Review (2004).

DATA COLLECTION LIMITATIONS

- 4.11 The collection of some of the baseline data is infrequent or is not specific to the City which can distort slightly the baseline situation. Also, the collection of baseline data is ongoing. New information may emerge, therefore, with relevance to the appraisal.

THE SUSTAINABILITY APPRAISAL FRAMEWORK

- 4.12 The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives provides a way in which sustainability effects can be described, assessed and compared. Sustainability objectives are distinct from those of the SPD, but in some cases will overlap.
- 4.13 The sustainability objectives used for the SA of the SPD were drawn from the sustainability issues identified through analysis of the baseline data and review of other plans and strategies.
- 4.14 There were 16 objectives used in total, organised under the three dimensions of sustainability: social; environmental and economic. The objectives covered a broad range of issues, including: to improve the health of the population; to improve safety and security for people and property; to reduce deprivation within the city; to ensure

that everyone has access to a good home that meets their needs; to improve accessibility for all the community; to maintain and improve biodiversity, flora and fauna; to reduce vulnerability to climate change; and to maximize economic growth.

- 4.15 The SA Framework can be found at appendix 1.

KEY SUSTAINABILITY ISSUES AND PROBLEMS

- 4.16 The Issues and trends identified are summarized in Table 6 below .

Table 6: Key Sustainability Issues

KEY ISSUES
Social
The City's population has decreased rapidly since 1992. According to the Indices of Deprivation, 2004, Salford has 45% (9 out of 20) of Salford's wards are in the lowest 10% of wards for deprivation.
As a City, Salford's population generally suffers from poor health with both men and women having a lower life expectancy than others in Greater Manchester.
Crime in Salford is significantly higher than the national average. In particular, burglary is more than double the national average and vehicle crime is close to double the national average.
There are a significant number of people in Salford who are temporarily or permanently disabled.
Environmental
Salford has a significant number of natural environmental assets including vast areas of Greenbelt and Mosslands, SBIs, TPOs and water resources such as lakes, rivers and ponds. These natural assets must be protected and enhanced for the benefit of the City and local biodiversity.
The level of water pollution in Salford is significant and restricts the development of biodiversity. In addition the UK has pledged to reduce its emissions of greenhouse gases by 15% below 1990 levels by 2010.
Salford also has an impressive array of cultural heritage assets which must be preserved and enhanced. These assets include Listed Buildings, Ancient Scheduled Monuments, Conservation Areas, Historic Parks
Large parts of Salford are susceptible to flooding (0.5% - 1.3% chance of flooding, except in extreme conditions)
Economic
Earning levels in Salford are marginally lower than the national average. However, unemployment is higher (3.9% in Salford, 3.3% national average).

5. APPRAISAL OF STRATEGIC OPTIONS

- 5.1 One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process. During the development of the draft SPD, a range of options were considered, assessed and debated.
- 5.2 The aim of options appraisal is to assess the sustainability of all options against the sustainability framework. This process enables comparison between options, highlighting any potential implications on sustainability. The appraisal of options also enables recommendations for mitigation of negative impacts and suggestions for modifications to the preferred option, as presented by the draft SPD.
- 5.3 The preferred approach, presented by the draft SPD, is to provide transparent guidance for homeowners about what types of domestic extensions/developments are likely to be considered acceptable. Clearly within this option, there are a number of sub-options around its detailed implementation, for example, what types of extension should be considered unacceptable by reason of the impact on neighbours or the street scene. However, given the specificity and number of potential options, it is considered more appropriate to consider these matters as part of the discussion and consultation on the policy document, and not as part of the SA process. However, three alternative options were also considered: “do nothing/ business as usual” (i.e. have no guidance); produce an SPD that provides more restrictive guidance (i.e. only allows very small extensions to properties); and produce an SPD that provides less restrictive guidance (i.e. allows very substantial extensions to dwellings)

CHARACTERISTICS OF THE OPTIONS

- 5.4 **Option A: Do nothing / business as usual.**
- 5.5 Although Supplementary Planning Guidance exists for House extensions, this will cease to be effective when the Replacement UDP is adopted. Therefore, option A assumes the future scenario when no such guidance will exist. Option A, therefore, would result in a greater degree of uncertainty about the types of domestic extensions that would usually be acceptable and would result in the planning process being slowed down significantly due to the lack of clear guidance. Decisions would also be less consistent resulting in a potentially unfair system.
- 5.6 **Option B: Provide clear guidance to homeowners about the types of domestic extensions that are likely to be deemed acceptable.**

5.7 Option B would involve the preparation of a document which would provide clear and accountable guidance to people who wish to extend their domestic property. This document would seek to strike a balanced approach between the needs of people who wish to extend and the impact of the development on neighbouring occupiers.

5.8 **Option C: Provide more restrictive guidance**

5.9 This approach would offer the same benefits as option A, but would restrict the opportunity for homeowners to meet their housing needs. However, a positive benefit of this would be that the impact of new extensions on neighbouring occupiers would also be restricted.

5.10 **Option D: Provide less restrictive guidance**

5.11 Again, this approach would offer the same benefits as option A, but the impacts of new extensions on the amenity of neighbouring residents would be significant due to the size of extensions. However, it would offer more opportunity for homeowners to meet their housing needs.

SUMMARY OF THE APPRAISAL OF STRATEGIC OPTIONS

5.12 The matrix in appendix 2 confirms that Option B performs best in terms of sustainability in comparison with the other options:

- **Do nothing / business as usual (option A):** This option would result in a lack of clear guidance for people who wish to extend their home. It would result in less consistent decision making, and a lack of transparency in decision making. This could have a detrimental impact on health and well-being, accessibility, climate change, the quality of the townscape, economic growth and would remove an opportunity for people to be involved in the decision making process.
- **Provide clear guidance for homeowners by way of SPD (option B):** This option would strike the right balance between the needs of people wishing to extend and the impact of any development on neighbours. This ensures that all people who may be affected by a development are given equal consideration without prejudice. It would allow an opportunity for specific issues to be addressed, such as design and special circumstances without being overly restrictive. This could have positive benefits for the SA objectives identified in Option A above.
- **Provide clear guidance for homeowners by way of a more restrictive SPD (option C):** This option would benefit most the occupiers of neighbouring properties due the size of extensions being restricted. However, it would restrict

the potential for people to extend their homes to meet their housing needs. Due to the imbalance, this option could have a positive impact on the SA objectives identifies in option A for neighbouring residents, but negative impacts for those people wishing to extend.

- **Provide clear guidance for homeowners by way of a more relaxed SPD (option D):** This option would benefit most the people who wish to extend their homes to meet their housing needs. As a result, however, larger extensions could have significant detrimental impacts on the amenity of neighbouring occupiers. Due to the imbalance, this option could have a positive impact on the SA objectives identifies in option A for people wishing to extend, but negative impacts for neighbouring residents.

5.13 The preferred option is thus to provide a document which would provide clear and accountable guidance to people who wish to extend their domestic property. This option is delivered by the draft SPD.

6. APPRAISAL OF PLAN'S EFFECTS

- 6.1 The appraisal of the plan's effects can be found in the matrix at appendix 3 which provides a record of the prediction and assessment of the potential effects of the draft SPD and the 'do nothing' option. The plan objectives were scored on a five-point scale with one uncertain category against each of the sustainability objectives:

++	MAJOR POSITIVE
+	MINOR POSITIVE
0	NEUTRAL
-	MINOR NEGATIVE
--	MAJOR NEGATIVE
?	UNCERTAIN

In addition, the effects of the plan were described in terms of the time period over which they will occur, whether they are probable or improbable, their geographical scale, and whether effects are permanent or temporary.

POTENTIAL OVERALL EFFECTS OF THE DRAFT SPD

- 6.2 The matrix at appendix 3 shows that the majority of the sustainability objectives are affected either positively or very positively by the implementation of the SPD.

The draft SPD policies would address the balance between the needs of people wishing to extend their home and the impact of that development on neighbouring occupiers. This in turn has positive effects on some sustainability objectives (e.g. health, energy use)

In addition, production of the policies within SPD allows for extensive consultation to take place which ensures ownership of the policies for residents and refinement of those policies so that they are representative of the views of residents.

Irrespective of whether an SPD is produced, it was highlighted that some disturbances are inevitable during the construction phase of development.

The draft SPD policies would provide design guidance which is not provided in any other documents (e.g. with regard to dormers, terracing etc). Therefore, better quality extensions would be secured as a direct result of these policies which would have knock-on impacts for a number of the sustainability objectives (e.g. health, deprivation, economic growth).

SECONDARY, CUMMULATIVE AND SYNERGISTIC EFFECTS

6.3 Secondary, cumulative and synergistic effects were considered during the assessment.

6.5 The cumulative, secondary and synergistic impacts of the SPD are generally positive. For example, allowing reasonable extensions could provide additional space within households for a quiet study area which could benefit education. Also, allowing people to meet their housing needs could halt outward migration from the city. Some potentially negative impacts were also identified: Loss of garden space to development which cumulatively could potentially reduce wildlife habitats and therefore biodiversity; and cumulative impacts on runoff due to the loss of garden space to development which removes the potential for water infiltration back to the water table.

THE DIFFERENCE THE SUSTAINABILTY APPRAISAL PROCESS HAS MADE

6.6 The SA process and the preparation of the SPD have been initiated to build upon the Council's stated ambitions in the replacement Unitary Development Plan. Therefore the SA has found that implementing the draft SPD will have overall positive benefits on sustainability.

6.7 However some opportunities for further enhancement have been identified through the SA process and these recommendations have been incorporated in the consultation draft of the SPD. These include:

- The inclusion of a whole chapter dedicated to 'Design and Sustainable Construction', which offers advice on matters such as Sustainable Urban Drainage Systems.
- The inclusion of a requirement for all parking hardstandings, where possible, to be 3.6m in width as opposed to 2.4m so as to provide for the needs of disabled people.

7. IMPLEMENTATION AND MONITORING

- 7.1 The significant sustainability effects of implementing the draft SPD will be monitored to help identify unforeseen adverse effects and to enable remedial action to be taken.
- 7.2 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.
- 7.3 Table 7 below shows the indicators that form part of the SA Framework.

Table 7: Potential Indicators

- "Percentage of people who like the neighbourhood they live in" to act as a proxy.
- Burglary offences per 1000 population.
- Vehicle crime offences per 1000 population.
- Number of jobs available relating to the construction industry.

NEXT STEPS

- 7.4 The key next steps of the SA once the formal consultation on the SA Report along with the draft SPD is complete will involve:
- Appraisal of any significant changes proposed to the draft SPD not already considered.
 - Publishing a statement following adoption of the SPD setting out the changes to the SPD in response to the SA process, the ways in which responses to consultation have been taken into account and confirmation of monitoring arrangements.
 - Monitoring the significant effects.

**APPENDIX 1:
SUSTAINABILITY APPRAISAL FRAMEWORK**

Topic Area	Objective	Key Criteria	Indicators	Data Source
SOCIAL				
Human Health	To improve the health of the population	Does the HESPD provide fair and clear guidance on the types of extensions that would be considered as having a detrimental impact on the amenities/well-being of neighbouring occupiers? Does the HESPD help to minimise stress? Does it allow households to secure a decent home that meets their needs?	"% of people who like the neighbourhood they live in" to act as a proxy	Quality of Life Survey
Education	To improve the education and skills of the population	Will the HESPD provide opportunities for skills development?	N/A	
Crime & Safety	To improve safety and security for people and property	Does the HESPD include design measures which will minimise crime and the fear of crime?	Burglary (per 1000 population) Vehicle Crimes (per 1000 population)	Salford Baseline Review
Deprivation and Poverty	To reduce deprivation within the city	Does the HESPD prevent discrimination and promote equality? Does the HESPD support an increase in household incomes/wealth?	N/A	
Housing	To ensure that everyone has access to a good home that meets their needs	Will the HESPD maximise the quality and design of the existing housing stock? Will the HESPD ensure an	N/A	

Topic Area	Objective	Key Criteria	Indicators	Data Source
		adequate supply of a diverse range of housing types appropriate to the needs of the community?		
Neighbourhoods and Community	To promote vibrant communities which participate in decision making	Will all sections of the local community have the opportunity to be involved in the preparation of the HESPD? Will it improve neighbourhood satisfaction?	% of people who like the neighbourhood they live in	Quality of Life Survey
Accessibility	To improve accessibility for all the community	Does the HESPD improve access for disabled persons? Does the HESPD encourage access by more sustainable forms of transport?	N/A	
ENVIRONMENTAL				
Biodiversity, Flora and Fauna	To maintain and improve biodiversity, flora and fauna	Will the HESPD help conserve and enhance biodiversity, flora and fauna? Will the HESPD ensure that new tree planting takes place?	N/A	
Water	To improve the quality of watercourses	Will the HESPD make a positive contribution towards the improvement of the City's waterways? Will the HESPD minimise the amount of surface water	N/A	

Topic Area	Objective	Key Criteria	Indicators	Data Source
		runoff? Will the HESPD minimise the level of pollution entering the water table?		
Climatic Factors	To reduce greenhouse gas emissions and improve air quality To reduce vulnerability to climate change	Will the HESPD make a positive contribution towards reducing greenhouse gas emissions? Does the HESPD encourage the use of green construction methods? Does the HESPD encourage energy efficiency for new developments? Will the HESPD minimise the risk of flooding? Will the HESPD minimise the amount of surface water runoff?	N/A	
Material Assets	Prudent and efficient use of energy and natural resources	Does the HESPD encourage the use of green construction methods? Does the HESPD encourage energy efficiency for new developments? Does the HESPD maximise the use of recycled materials?	N/A	
Cultural Heritage	To protect and enhance the	Will the HESPD protect and	N/A	

Topic Area	Objective	Key Criteria	Indicators	Data Source
	historic environment	enhance sites, features, buildings and areas of historical interest? Will the HESPD enhance the setting of sites, features, buildings and areas of historical interest?		
Landscape and Townscape	To maintain and enhance the quality of landscapes and townscapes	Will the HESPD protect and enhance sites, features, buildings and areas of architectural interest and their setting? Will the HESPD make a positive contribution design?	The above indicator on “% of people who like the neighbourhood they live in” acts as proxy	Quality of Life Survey
ECONOMIC				
Economic Health	To maximise sustainable economic growth To ensure good quality employment opportunities are available to all	Will the HESPD improve the image of the area as a place to invest? Will the HESPD encourage local employment opportunities?	N/A Number of jobs available relating to the construction industry.	Annual Business Inquiry / NOMIS

**APPENDIX 2:
APPRAISAL OF STRATEGIC OPTIONS**

SUSTAINABILITY OBJECTIVE	OPTION A (Do nothing)		OPTION B (Balanced approach SPD)		Option C (More Restrictive SPD)		Option D (Less restrictive approach)	
	Effect	Comments/ Mitigation	Effect	Comments/ Mitigation	Effect	Comments/ Mitigation	Effect	Comments/ Mitigation
Social Objectives								
To improve the health of the population	-	Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents. This could lead to a detrimental impact on the health and well-being of the people affected.	+	As an appropriate balance would be struck between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents, there would be fewer health implications.	+/-	The balance in this case would favour the neighbouring residents due to extensions being restricted in size. However, the needs of the person wishing to extend may not be met leading to potential overcrowding.	+/-	The balance in this case would favour the person wishing to extend which would be at the detriment to the neighbouring occupiers.
To improve the education and skills of the population	0	Negligible impact. Allowing people to extend may provide more space within a household for studying to take place.	0	Negligible impact. Allowing people to extend may provide more space within a household for studying to take place.	0	Negligible impact. Restricting extensions can lead to a lack of quiet space to study.	0	Negligible impact. Allowing people to extend may provide more space within a household for studying to take place.
To improve safety and security for people and property	0	This issue is covered by other policies in the UDP and the Design and Crime SPD. The principle purpose of the HESPD is not to reduce crime.	0	This issue is covered by other policies in the UDP and the Design and Crime SPD. The principle purpose of the HESPD is not to reduce crime.	0	This issue is covered by other policies in the UDP and the Design and Crime SPD. The principle purpose of the HESPD is not to reduce crime.	0	This issue is covered by other policies in the UDP and the Design and Crime SPD. The principle purpose of the HESPD is not to reduce crime.
To reduce deprivation within the city	+/-	Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents. This could result in people being able to build larger extensions which has positive implications for the person extending, but negative implications for the neighbouring residents in terms of loss of amenities (e.g. loss of light)	+	As an appropriate balance would be struck between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents, therefore, the impact on deprivation would be restricted.	+/-	This would have positive benefits for the neighbours, but negative impacts for the person wishing to extend.	+/-	This would have positive benefits for the person wishing to extend, but negative impacts for the neighbours.

To ensure that everyone has access to a good home that meets their needs	+/-	Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents. This could result in people being able to build larger extensions which has positive implications for the person extending, but negative implications for the neighbouring residents in terms of loss of amenities (e.g. loss of light)	+	As an appropriate balance would be struck between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents.	+/-	This would have positive benefits for the neighbours, but negative impacts for the person wishing to extend.	+/-	This would have positive benefits for the person wishing to extend, but negative impacts for the neighbours.
To promote vibrant communities which participate in decision making	-	Although, the planning process would allow an opportunity for people to comment on applications when they are submitted, the production of an SPD would give people a further opportunity to shape the policies that guide decisions.	+	Although, the planning process would allow an opportunity for people to comment on applications when they are submitted, the production of an SPD would give people a further opportunity to shape the policies that guide decisions.	+	Although, the planning process would allow an opportunity for people to comment on applications when they are submitted, the production of an SPD would give people a further opportunity to shape the policies that guide decisions.	+	Although, the planning process would allow an opportunity for people to comment on applications when they are submitted, the production of an SPD would give people a further opportunity to shape the policies that guide decisions.
To improve accessibility for all the community	-	Having no policy removes an opportunity to highlight specific requirements of individuals/groups.	++	Having an SPD provides an opportunity to highlight specific requirements of individuals/groups.	+	Having an SPD provides an opportunity to highlight specific requirements of individuals/groups. However, a more restrictive SPD would limit additions to a house which could restrict accessibility for users.	++	Having an SPD provides an opportunity to highlight specific requirements of individuals/groups. A less restrictive SPD would provide greater allowances for people to extend so that they can improve their accessibility.
Environmental Objectives								
To maintain and improve biodiversity, flora and fauna	0	Although any impact is likely to be negligible, the loss of garden area may reduce habitats within the system.	0	Although any impact is likely to be negligible, the loss of garden area may reduce habitats within the system.	0	Although any impact is likely to be negligible, the loss of garden area may reduce habitats within the system.	0	Although any impact is likely to be negligible, the loss of garden area may reduce habitats within the system.
To improve the quality of watercourses	0	Any impact on waterways is likely to be negligible.	0	Any impact on waterways is likely to be negligible.	0	Any impact on waterways is likely to be negligible.	0	Any impact on waterways is likely to be negligible.
To reduce greenhouse gas emissions and improve air quality	++	No guidance could allow people to extend and adapt their homes to meet their needs more freely which would reduce the need to build new houses etc. = less energy use.	+	Adapting a balanced approach would still allow people to extend and adapt their homes to meet their needs, but to a lesser degree.	-	Employing a more restrictive approach would limit the opportunities people have to adapt their homes to meet their needs. This would result in the need to build new houses to meet changing needs.	++	Employing a less restrictive approach could allow people to extend and adapt their homes to meet their needs more freely which would reduce the need to build new houses

To reduce vulnerability to climate change	--	Development within flood risk areas may increase vulnerability to climate change. Having no guidance could allow more development which could increase the vulnerability to flooding.	-	Allowing moderate extensions would have a reasonable impact on flooding due to increased surface run-off.	0	Employing more restrictive guidance would limit the amount of development that takes place which in turn would limit the impact on flooding.	--	Having less restrictive guidance could allow more development which could increase the vulnerability to flooding.
Prudent and efficient use of energy and natural resources	++	No guidance will allow people to extend and adapt their homes to meet their needs which will reduce the need to build new houses etc. – less energy use.	+	Adapting a balanced approach would still allow people to extend and adapt their homes to meet their needs, but to a lesser degree.	-	Employing a more restrictive approach would limit the opportunities people have to adapt their homes to meet their needs. This would result in the need to build new houses to meet changing needs.	++	Employing a less restrictive approach could allow people to extend and adapt their homes to meet their needs more freely which would reduce the need to build new houses
To protect and enhance the historic environment	0	Although covered by other policies, having no guidance would remove an opportunity to highlight the importance of design and cultural heritage.	+	Covered by other policies but reference to listed buildings and design can highlight their importance.	+	Covered by other policies but reference to listed buildings and design can highlight their importance.	+	Covered by other policies but reference to listed buildings and design can highlight their importance.
To maintain and enhance the quality of landscapes and townscapes	--	Having no detailed guidance removes the opportunity to give specific design guidance for specific types of development (e.g. dormers, side extensions etc.	+ / ++	A balanced approach provides strong opportunities for design control.	++	More restrictive guidance provides greater design control.	+	Less restrictive guidance still contributes to design but to a lesser degree.
Economic Objectives								
To maximise sustainable economic growth	+/-	This would allow people to meet their housing needs by allowing them to extend more freely, but this could lead to less acceptable development in terms of design which could deter investment into an area.	+	This would still allow an opportunity for people to extend and meet their needs but would provide stricter design guidance.	+/-	This would allow fewer opportunities for people to extend and meet their needs but would provide stricter design guidance.	+/-	This would allow people to meet their housing needs by allowing them to extend more freely, but this could lead to less acceptable development in terms of design which could deter investment into an area.
To ensure good quality employment opportunities are available to all	0/+	Any impact is likely negligible, but it may provide construction opportunities (but not necessarily for local people)	0/+	Any impact is likely negligible, but it may provide construction opportunities (but not necessarily for local people)	0	Any impact is likely negligible and construction opportunities would be limited.	0/+	Any impact is likely negligible, but it may provide construction opportunities (but not necessarily for local people)

**SUSTAINABILITY
SUMMARY**

Adopting a balanced approach (**option B**) appears to be the most sustainable choice for the following reasons:

- It strikes the right balance between the needs of people wishing to extend and the impact of any development on neighbours. This ensures that all people who may be affected by a development are given equal consideration without prejudice;
- It would allow an opportunity for specific issues to be addressed, such as design and special circumstances without being overly restrictive.

Do nothing / business as usual (option A): This option would result in a lack of clear guidance for people who wish to extend their home. It would result in less consistent decision making, and a lack of transparency in decision making. This could have a detrimental impact on health and well-being, accessibility, climate change, the quality of the townscape, economic growth and would remove an opportunity for people to be involved in the decision making process.

Provide clear guidance for homeowners by way of a more restrictive SPD (option C): This option would benefit most the occupiers of neighbouring properties due the size of extensions being restricted. However, it would restrict the potential for people to extend their homes to meet their housing needs. Due to the imbalance, this option could have a positive impact on the SA objectives identifies in option A for neighbouring residents, but negative impacts for those people wishing to extend.

Provide clear guidance for homeowners by way of a more relaxed SPD (option D): This option would benefit most the people who wish to extend their homes to meet their housing needs. As a result, however, larger extensions could have significant detrimental impacts on the amenity of neighbouring occupiers. Due to the imbalance, this option could have a positive impact on the SA objectives identifies in option A for people wishing to extend, but negative impacts for neighbouring residents.

**APPENDIX 3:
SUMMARY OF THE EFFECTS OF THE DRAFT SPD**

'DO NOTHING'

SUSTAINABILITY OBJECTIVE	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments	Mitigation
	0-3 years	3-10 years	10+ years						
Social Objectives									
To improve the health of the population	--/+	-/+	-/+	High	Neighbours	Long-term	If neighbours on both sides extend there may be a cumulative impact on neighbours.	During the construction phase there are likely to be disturbances for the people extending and the neighbours. There may also be conflicts with the neighbours due to the disturbances. The people who are extending to meet their needs would improve their well-being and health whereas neighbours would be affected to a greater degree through loss of light/overshadowing.	Control over construction – hours of working. Provide SPD to balance the needs of people wanting to extend with the impact of the extension on neighbours.
To improve the education and skills of the population	0	0	0	High	N/a	N/a	Extensions may enable better areas in the house for people to study.	Any impact on education is likely to be negligible.	
To improve safety and security for people and property	-	0	0	Medium	Neighbours	Short-term	Displacement of parking on street may increase vehicle crime.	During the construction phase there are likely to be disturbances for the people extending and the neighbours. There may also be dangers associated with the building works.	Increase site security and safety. SPD could offer specific guidance on this issue.
To reduce deprivation within the city	++	+	+	High	City	Uncertain	Building extensions will provide more job opportunities (although these may not be for local people).	The extension has its greatest positive impact in the first few years as this is when it is likely to be needed most. However, changing housing needs are unpredictable and so the necessity of the extension may diminish over time.	
To ensure that everyone has access to a good home that meets their needs	++/ -	++/ -	+/-	High	City	Medium term	A Secondary impact of building extensions is allowing people to meet their housing needs that helps retain the population in Salford.	The extension has its greatest positive impact in the first few years as this is when it is likely to be needed most. However, changing housing needs are unpredictable and so the necessity of the extension may diminish over time. Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents.	Develop SPD to address the balance.
To promote vibrant communities which participate in decision making	-	-	-	High	City	Long-term	Reduction in ownership of planning process as	Communities unable to influence detailed planning policies although they will still be able to comment on applications.	Produce SPD with extensive consultation.
To improve accessibility for all the community	?	?	?	Low	Unknown	Unknown		Lack of guidance may mean that considerations for minority groups such as disabled people may not be given due consideration. However, these groups may be given more freedom to meet their needs.	
Environmental Objectives									
To maintain and improve biodiversity, flora and fauna	-	0	0	Medium	Local	Short-term	Loss of garden area may reduce habitats within the	Potential impact during construction phase.	Prevent loss of wildlife features etc – could require tree planting replacements where large areas of garden are lost.

							system.		
To improve the quality of watercourses	0	0	0	High	N/a	N/a		Potential impact during construction phase.	Offer advice for safe storage of materials.
To reduce greenhouse gas emissions and improve air quality	+	+	+	Medium	City/ Global	Uncertain		Allowing people to extend and adapt their house to meet their needs would reduce the needs to build new housing which would result in lower energy use.	Further advice on green construction / carbon neutral development. Encourage use of recycled materials.
To reduce vulnerability to climate change	-	-	-	High	Local	Long-term	Cumulative impact of extensions with regard to increased run-off.	Less restricted development within flood risk areas may increase vulnerability to climate change.	Potential impacts could be offset by flood reduction schemes. Raising floor levels. Improve design – sustainable drainage. Potential mitigation may be to provide specific advice for development in the flood risk area.
Prudent and efficient use of energy and natural resources	+	+	+	High	City/Glo bal	Uncertain		Allowing people to extend and adapt their house to meet their needs would reduce the needs to build new housing which would result in lower energy use.	Further advice on green construction / carbon neutral development. Encourage use of recycled materials.
To protect and enhance the historic environment	0	0	0	High	Local	N/a		Other policies should prevent any impacts with regard to design.	Raise awareness of design within an SPD or other document.
To maintain and enhance the quality of landscapes and townscapes	--	--	--	Medium	City	Long-term	Cumulative impact of poor quality development	Lack of guidance risks poorer design that may be more difficult to refuse.	Develop policies to provide design guidance for specific types of development (dormers, terracing etc)
Economic Objectives									
To maximise sustainable economic growth	+	-	-	Medium	City	Uncertain	Cumulative impact of poor quality development, which has a detrimental impact on the townscape, may result in less investment into an area.	Initial positive impact of investment in the area but potential negative impact in longer term if extensions reduce townscape quality.	Provide guidance that ensures good quality design.
To ensure good quality employment opportunities are available to all	+	0	0	Medium	City	Uncertain		There may be some construction job opportunities but there is no guarantee that these will be local.	Could encourage local training agreements to improve local skills.
SUSTAINABILITY SUMMARY	<p>The do nothing approach has raised concerns about the potential for poorly designed extensions resulting in a long term detrimental impact on the visual appearance and over design quality of the City. This may result in a continued long term decline in investment.</p> <p>In addition by not having an SPD it would be more difficult to balance the needs of people wishing to extend against the amenities of neighbours.</p> <p>In the short term the do nothing approach could result in increased disturbances associated with construction works, although having an SPD would be able to offer only limited mitigation.</p>								

POLICIES HE1, HE2, HE3, HE4, HE5, HE6, HE7 – Impact on Neighbours.

SUSTAINABILITY OBJECTIVE	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments	Mitigation
	0-3 years	3-10 years	10+ years						
Social Objectives									
To improve the health of the population	+/-	+	+	High	Neighbours	Long-term	The Secondary benefits of these policies is to balance the needs of those wishing to extend with their neighbours needs. Accordingly the health of these people should not be significantly affected by the extension.	During the construction phase there are likely to be disturbances for the people extending and the neighbours. There may also be conflicts with the neighbours due to the disturbances. Although overall the SPD should prevent unacceptable development, some neighbours may still feel a negative impact due to their personal feelings and circumstances. Dwellings that are extended could provide better facilities for the occupants.	The SPD should strike the correct balance between the needs of people wishing to extend and the health impacts of the extension.
To improve the education and skills of the population	0	0	0	High	N/a	N/a	Extensions may enable better areas in the house for people to study.	Any impact on education is likely to be negligible.	
To improve safety and security for people and property	-	0	0	medium	neighbours	Short-term	Displacement of parking on street may increase vehicle crime.	During the construction phase there are likely to be disturbances for the people extending and the neighbours. There may also be dangers associated with the building works.	It is possible that better security could be achieved by reducing aspect distances due to increased natural surveillance. However, this needs to be balanced against the privacy issues. Guidance on site security could also help.
To reduce deprivation within the city	++	+	+	High	City	uncertain	Building extensions will provide more job opportunities (although these may not be for local people).	The extension has its greatest positive impact in the first few years as this is when it is likely to be needed most. However, changing housing needs are unpredictable and so the necessity of the extension may diminish over time. The SPD should strike the correct balance in terms of reducing deprivation for all people and not just the people wishing to extend. Allowing different guidance for different households would result in varying impacts on neighbours which would be inconsistent and unfair.	SPD should make reference to special circumstances as part of the balancing process but should, as a starting point, employ equal standards.
To ensure that everyone has access to a good home that meets their needs	++	++	+	High	City	Medium-term	These policies should allow for people to meet their housing needs and thus stay within the City.	The extension has its greatest positive impact in the first few years as this is when it is likely to be needed most. However, changing housing needs are unpredictable and so the necessity of the extension may diminish over time.	To enable that everyone can meet their housing needs genuine exceptions should be identified. However, because of the impact on neighbours these must be exceptional.

								The SPD should strike the correct balance in terms of people extending and the protection of neighbours amenities. However, due to changing housing needs this positive impact is less certain in the long term.	
To promote vibrant communities which participate in decision making	+	+	+	High	City	Long-term	Increased ownership of policies.	Communities able to influence detailed planning policies as well as being able to comment on applications.	Ensure extensive consultation.
To improve accessibility for all the community	+	+	+	High	City	Long-term	If existing users move out of their property, and a larger than normal extension has been permitted due to special circumstances, then the balance between the needs of the occupants and neighbours is lost.	Reference is made in the SPD to special circumstances such as the needs of disabled people to ensure their needs are taken into account as part of the balancing process.	The SPD should explicitly set out what evidence is necessary to demonstrate exceptional circumstances.

Environmental Objectives

To maintain and improve biodiversity, flora and fauna	-	0	0	Medium	Local	Short-term	Loss of garden space may reduce habitats within the system.	Potential impact during construction phase.	Given that any impact is likely to be negligible, mitigation is not seen as necessary.
To improve the quality of watercourses	0	0	0	High	N/a	N/a		Potential impact during construction phase	Could include advice on safe storage of materials.
To reduce greenhouse gas emissions and improve air quality	+	+	+	High	City/ Global	Uncertain		The identified policies would still allow people to extend and adapt their house to meet their needs and would reduce the needs to build new housing which would result in lower energy use.	Advice on green construction / carbon neutral development. Encourage use of recycled materials.
To reduce vulnerability to climate change	-/+	-/+	-/+	High	Local	Long-term	Cumulative impact of extensions with regard to increased run-off	A balanced approach to development within flood risk areas would have a reduced impact of climate change, although any impact would be negative. However, advice is given in the SPD on SUDS which could help mitigate such an impact.	Include further advice on what flood risk areas exist in Salford and how development should mitigate negative impacts.
Prudent and efficient use of energy and natural resources	+	+	+	High	City/ Global	Uncertain		The identified policies would still allow people to extend and adapt their house to meet their needs and would reduce the needs to build new housing which would result in lower energy use.	Advice on green construction / carbon neutral development. Encourage use of recycled materials.
To protect and enhance the historic environment	+	+	+	High	Local	Long-term		Other policies in the UDP should prevent any impacts with regard to design. However, reference is made to Listed Buildings and Conservation Areas within the SPD which highlights their importance.	Offer specific advice for development in close proximity to historic assets.
To maintain and enhance the quality of	0	0	0	High	N/a	N/a	These policies should provide a	The above policies refer primarily to interface distances and impact on neighbours. Design	

landscapes and townscapes							secondary benefit to the townscape by not approving unacceptable extensions that could harm the townscape	is dealt with in other policies. However, a balanced approach may restrict overly large house extensions.	
Economic Objectives									
To maximise sustainable economic growth	+	0	0	Medium	City	Uncertain		Initial positive impact of investment in the area. These policies relate to the impact on neighbours and not principally design and so medium and long-term effects are negligible.	
To ensure good quality employment opportunities are available to all	+	0	0	Medium	City	Uncertain		There may be some construction job opportunities created but there is no guarantee that these will be local.	Could encourage local training agreements to improve local skills.
SUSTAINABILITY SUMMARY	<p>These policies would address the balance between the needs of people wishing to extend their home and the impact of that development on neighbouring occupiers. This in turn has positive effects on some sustainability objectives (e.g. health, energy use)</p> <p>In addition, production of the policies within SPD allows for extensive consultation to take place which ensures ownership of the policies for residents and refinement of those policies so that they are representative of the views of residents.</p> <p>Again, some disturbances are inevitable form the construction phase of development, but some best practice advice could be offered in the SPD to help mitigate such impacts.</p>								

POLICIES HE8, HE9, HE10 – Impact on Street Scene.

SUSTAINABILITY OBJECTIVE	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments	Mitigation
	0-3 years	3-10 years	10+ years						
Social Objectives									
To improve the health of the population	+/-	+	+	High	Neighbours	Long-term		<p>During the construction phase there are likely to be disturbances for the people extending and the neighbours. There may also be conflicts with the neighbours due to the disturbances.</p> <p>Dwellings that are extended could provide better facilities for the occupants.</p> <p>These policies will ensure better designed extensions which will in turn improve the character of areas. This could improve the health and well-being of the population.</p>	The policies need to be very clear and based on well-founded design principles and experiences.
To improve the education and skills of the population	0	0	0	High	N/a	N/a	Extensions may enable better areas in the house for people to study.	Any impact on education is likely to be negligible.	
To improve safety and security for people and property	-	0	0	medium	neighbours	Short-term	Displacement of parking on street may increase vehicle crime.	During the construction phase there are likely to be disturbances for the people extending and the neighbours. There may also be dangers associated with the building works.	Linkages to the Design and Crime SPD could encourage better security as part of new developments.
To reduce deprivation within the city	++	+	+	High	City	Long-term	Building extensions will provide more job opportunities (although these may not be for local people).	<p>The extension has its greatest positive impact in the first few years as this is when it is likely to be needed most. However, changing housing needs are unpredictable and so the necessity of the extension may diminish over time.</p> <p>By ensuring well designed extensions, residential environments would improve and hence deprivation could be reduced.</p>	SPD should make reference to special circumstances (e.g. disability).
To ensure that everyone has access to a good home that meets their needs	++	++	+	High	City	Medium-term		<p>The extension has its greatest positive impact in the first few years as this is when it is likely to be needed most. However, changing housing needs are unpredictable and so the necessity of the extension may diminish over time.</p> <p>By ensuring well designed extensions, residential environments would improve and so there would be more houses available which meets the needs of the population.</p>	To enable that everyone can meet their housing needs genuine exceptions should be identified. However, because of the impact on neighbours these must be exceptional.
To promote vibrant communities which	+	+	+	High	City	Long-term	Increased ownership of	Communities able to influence detailed planning policies as well as being able to	Ensure extensive consultation.

participate in decision making							policies.	comment on applications.	
To improve accessibility for all the community	+	+	+	High	City	Long-term	If existing users move out of their property, and a larger than normal extension has been permitted due to special circumstances, then the balance between the needs of the future occupants and neighbours is lost.	Reference is made in the SPD to special circumstances such as the needs of disabled people to ensure their needs are taken into account as part of the decision making process.	The SPD should explicitly set out what evidence is necessary to demonstrate exceptional circumstances.

Environmental Objectives

To maintain and improve biodiversity, flora and fauna	-	0	0	Medium	Local	Short-term	Loss of garden space may reduce habitats within the system.	Potential impact during construction phase.	Given that any impact is likely to be negligible, mitigation is not seen as necessary.
To improve the quality of watercourses	0	0	0	High	N/a	N/a		Potential impact during construction phase	Could include advice on safe storage of materials.
To reduce greenhouse gas emissions and improve air quality	+	+	+	High	City/global	Uncertain		The identified policies would still allow people to extend and adapt their house to meet their needs and would reduce the needs to build new housing which would result in lower energy use.	Advice on green construction / carbon neutral development. Encourage use of recycled materials.
To reduce vulnerability to climate change	-/+	-/+	-/+	High	Local	Long-term	Cumulative impact of extensions with regard to increased run-off	A balanced approach to development within flood risk areas would have a reduced impact of climate change, although any impact would be negative. However, advice is given in the SPD on SUDS which could help mitigate such an impact.	Include further advice on what flood risk areas exist in Salford and how development should mitigate negative impacts.
Prudent and efficient use of energy and natural resources	+	+	+	High	City/global	Uncertain		The identified policies would still allow people to extend and adapt their house to meet their needs and would reduce the needs to build new housing which would result in lower energy use.	Advice on green construction / carbon neutral development. Encourage use of recycled materials.
To protect and enhance the historic environment	+	+	+	High	Local	Long-term		Other policies in the UDP should prevent any impacts with regard to design. However, reference is made to Listed Buildings and Conservation Areas within the SPD which highlights their importance.	Offer specific advice for development in close proximity to historic assets.
To maintain and enhance the quality of landscapes and townscapes	++	++	++	High	Local	Long-term	Cumulative impact of good quality development.	These policies offer specific advice above that which is contained in the UDP and national guidance (i.e. dormers, terracing etc) Therefore, the specific guidance will ensure high quality development which in turn will improve streetscape.	Ensure policies are based on well founded principles of design and best practice experiences.

Economic Objectives

To maximise sustainable economic growth	+	+	+	Medium	City	Uncertain		Initial positive impact of investment in the area. Also, well designed extensions will	Ensure policies are based on well founded principles of design and best practice
-----------------------------------------	---	---	---	--------	------	-----------	--	----------------------------------------------------------------------------------------	----------------------------------------------------------------------------------

								improve the townscape which in turn could attract more investment into the area in the longer term.	experiences.
To ensure good quality employment opportunities are available to all	+	+	+	Medium	City	Uncertain		There may be some construction job opportunities created but there is no guarantee that these will be local.	Could encourage local training agreements to improve local skills.
SUSTAINABILITY SUMMARY	<p>These policies would provide design guidance which is not provided in any other documents (e.g with regard to dormers, terracing etc). Therefore, better quality extensions would be secured as a direct result of these policies which would have knock-on impacts for a number of the sustainability objectives (e.g. health, deprivation, economic growth).</p> <p>Again, production of the policies within SPD allows for extensive consultation to take place which ensures ownership of the policies for residents and refinement of those policies so that they are representative of the views of residents.</p>								

POLICY HE11, HE12 – Car Parking

SUSTAINABILITY OBJECTIVE	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments	Mitigation
	0-3 years	3-10 years	10+ years						
Social Objectives									
To improve the health of the population	0/+	0/+	0/+	Medium	Local	Long-term	Cumulative impact of decreased availability of parking.	Links between adequate parking provision and the health of the population are quite tenuous. However, it could be argued that adequate provision can reduce stress levels due to people knowing there is an available parking space at their destination and reduction in fear of crime (due to territoriality and increased natural surveillance)	
To improve the education and skills of the population	0	0	0	High	N/a	N/a		Any impact on education is likely to be negligible.	
To improve safety and security for people and property	+	+	+	High	Local	Long-term	Provision of in-curtilage parking may reduce vehicle crime.	In-curtilage parking is normally more secure than on-street parking due to increased natural surveillance and territoriality.	Linkages to the Design and Crime SPD could encourage better security as part of new developments.
To reduce deprivation within the city	0/+	0/+	0/+	High	City	Long-term		The retention of adequate in-curtilage parking spaces could reduce stress levels as detailed above which in turn could help reduce deprivation.	SPD should make reference to special circumstances (e.g. disability). Car parking spaces should be suitable for disabled requirements.
To ensure that everyone has access to a good home that meets their needs	+	+	+	High	City	Long-term		The retention of adequate in-curtilage parking is an important aspect of meeting peoples housing aspirations.	
To promote vibrant communities which participate in decision making	+	+	+	High	City	Long-term	Increased ownership of policies.	Communities able to influence detailed planning policies as well as being able to comment on applications.	Ensure extensive consultation.
To improve accessibility for all the community	+	+	+	High	Local	Long-term		Reference is made in the SPD to special circumstances such as the needs of disabled people. Where, necessary, all parking facilities should be compatible with the disabled parking standards.	
Environmental Objectives									
To maintain and improve biodiversity, flora and fauna	0	0	0	Medium	Local	Uncertain		Retention of adequate parking would have a negligible impact on biodiversity, flora and fauna.	
To improve the quality of watercourses	0/+	0/+	0/+	Medium	Local	Uncertain		Advice is provided with these policies on SUDS which would reduce run-off and increase infiltration which in turn has positive effects on water courses, although the effect is likely to be negligible.	
To reduce greenhouse gas emissions and improve air quality	0/+	0/+	0/+	Medium	N/a	N/a		These policies do make reference to in-curtilage parking be required, where necessary. If it is not necessary due to adequate provision in the immediate area, then these policies, in the long term, could encourage the use of more sustainable forms	

								of travel which reduces greenhouse gas emissions.	
To reduce vulnerability to climate change	0/+	0/+	0/+	High	Local	Long-term		Retention of parking provision where necessary would have no negative impacts on floodrisk in vulnerable areas as the hardstandings are existing. However, advice is given in the SPD on SUDS which could help encourage more sustainable materials if people need to re-surface hardstandings.	Include further advice on what flood risk areas exist in Salford and how development should mitigate negative impacts.
Prudent and efficient use of energy and natural resources	0/+	0/+	0/+	Medium	City	Uncertain		These policies do make reference to in-cutilage parking be required, where necessary. If it is not necessary due to adequate provision in the immediate area, then these policies, in the long term, could encourage the use of more sustainable forms of travel which could reduce energy consumption.	
To protect and enhance the historic environment	0	0	0	High	N/a	N/a		Impact of policies is likely to be negligible.	
To maintain and enhance the quality of landscapes and townscapes	0	0	0	High	N/a	N/a		Impact of policies is likely to be negligible.	
Economic Objectives									
To maximise sustainable economic growth	0	0	0	High	N/a	N/a		Impact of policies is likely to be negligible.	
To ensure good quality employment opportunities are available to all	0	0	0	High	N/a	N/a		Impact of policies is likely to be negligible.	
SUSTAINABILITY SUMMARY	<p>These policies would provide guidance which is not provided in any other documents (i.e 5.5m to the front of garages with up and over doors). Therefore, better/more appropriate parking provision would be provided. Although some of the links to the sustainability objectives are quite distant (e.g. to health, deprivation, air quality etc) it can be argued that some positive impacts would result.</p> <p>Again, production of the policies within SPD allows for extensive consultation to take place which ensures ownership of the policies for residents and refinement of those policies so that they are representative of the views of residents.</p>								