

**Salford City Council**

**Housing Planning Guidance**

Sustainability Appraisal Final Report  
**October 2006**

<b>Contents</b>	<b>Page</b>
<b>1. NON TECHNICAL SUMMARY</b>	<b>4</b>
Purpose of Housing Planning Guidance	4
Purpose of Sustainability Report	4
Appraisal Methodology	5
Relationship to other Plans, Programmes and Objectives	5
Establishing the Baseline and Key Issues	5
Sustainability Objectives	6
Appraisal of the Strategic Objectives	6
Appraisal of the Plan's Effects	8
Implementation and Monitoring	8
<b>2. BACKGROUND</b>	<b>10</b>
Purpose of Sustainability Appraisal	10
Sustainability Appraisal Consultation to Date	10
Plan Objectives and Content	12
<b>3. APPRAISAL METHODOLOGY</b>	<b>14</b>
Approach Adopted	14
Timetable and Responsibility	15
<b>4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT</b>	<b>16</b>
Links to other Strategies, Plans and Objectives	16
Establishment of Sustainability Objectives	17
Baseline Characteristics	19
Summary of Key Issues arising from Baseline	25

<b>5. SA FRAMEWORK AND APPRAISAL OF OPTIONS</b>	<b>27</b>
Option 1 – Do nothing	27
Option 2 – Produce Planning Guidance; Approach A	28
Option 3 – Produce Planning Guidance ; Approach B	30
Conclusions from Broad Options Appraisal	31
<b>6. DETAILED APPRAISAL OF EFFECTS OF PREFERRED BROAD OPTION</b>	<b>33</b>
Impact of Policies	33
Potential Overall effects of the Housing Planning Guidance	34
<b>7. IMPLEMENTATION AND MONITORING</b>	<b>37</b>
<b>Appendix 1: Broad assessment of Housing Planning Guidance Options</b>	<b>38</b>
<b>Appendix 2: Detailed assessment of policies seeking to secure a mix of dwellings (policies HOU1 and HOU2)</b>	<b>48</b>
<b>Appendix 3: Detailed assessment of affordable housing policies (policies HOU3 to HOU6)</b>	<b>58</b>
<b>Appendix 4: Detailed assessment of student housing policy (HOU7)</b>	<b>65</b>
<b>Table 1: SA Stages and Tasks</b>	<b>14</b>
<b>Table 2: Timetable of SA Outputs and Tasks</b>	<b>15</b>
<b>Table 3: List of Plans, Programmes and Strategies</b>	<b>16</b>
<b>Table 4: Baseline Characteristics</b>	<b>20</b>
<b>Table 5: Key Issues arising from Baseline Review</b>	<b>26</b>
<b>Table 6: Potential Indicators</b>	<b>37</b>

## **1. NON TECHNICAL SUMMARY**

- 1.1 This section provides a non-technical summary of the Sustainability Appraisal (SA) report, setting out the SA process and the difference that it has made to the production of the Housing Planning Guidance document.

### **Purpose of Housing Planning Guidance**

- 1.2 The Housing Planning Guidance will advise people on, and clarify particular policies in the adopted UDP related to certain housing issues. It is particularly concerned with ensuring that there is an adequate supply of affordable housing in the city, and that there is an adequate mix of dwellings to ensure mixed, sustainable communities. It is thought that the document will help to ensure consistent and transparent decision making.
- 1.3 In response to comments received during the consultation period to the draft SPD, the city council has significantly revised the document, and it is now proposed to adopt it as Planning Guidance (instead of as an SPD). This Sustainability report considers the sustainability implications of the Planning Guidance.

### **Purpose of Sustainability Report**

- 1.4 The purpose of the Sustainability Appraisal (SA) is to promote sustainable development through the integration of sustainability considerations into the preparation and adoption of documents. SA considers implications from an environmental, social and economic perspective by assessing options and the document against sustainability objectives for the city and the available baseline data.
- 1.5 SAs fully incorporate the requirements of the European Directive 2001/42/EC, known as the Strategic Environmental Assessment (SEA) Directive, which was

transposed into English Law by the 'Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations)''.

### **Appraisal Methodology**

- 1.6 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.
- 1.7 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 Plan, Programmes and Objectives**

- 1.8 The purpose of reviewing other plans, policies and programmes, and sustainability objectives is to ensure that the relationship between these documents and the Planning Guidance has been fully explored. This will in turn ensure that the city council is able to act on any identified inconsistencies between international, national, regional and local objectives.
- 1.9 A range of national, regional and local policies and strategies were reviewed as part of the SA process and no major inconsistencies were found between policies. The key links identified were with, amongst others; PPG3 Housing; Circular 6/98; Influencing the size, type and affordability of housing / Planning for Housing Provision (Consultation Papers); and the Adopted UDP.

### **Establishing the Baseline and Key Issues**

- 1.10 Data was collected to show the current position in the city in relation to a range of environmental, social and economic issues. This was used to establish key

issues, and trends against which to measure the impact of the Planning Guidance.

- 1.11 The review of the Baseline information indicated that there is a skewed housing market in the city in terms of the type of accommodation available, when compared to national averages (particularly in terms of the lack of detached dwellings). There is also a possible mismatch between the council's aspirations to attract families to the city, the existing type of housing being built in the city and that in the planning pipeline. Accommodation in the city is increasingly becoming unaffordable, with house prices increasing by more than the national and regional averages. Problems of unaffordable accommodation can be seen in the increase in the number of people on the Housing Register, and the loss of council owned stock under the Right to Buy scheme.

### **Sustainability Objectives**

- 1.12 The establishment of a framework of sustainability objectives against which to measure the ability of the Planning Guidance to deliver sustainable outcomes is central to the SA process and provides a way in which sustainability effects can be described, assessed and compared. There are 25 city-wide core SA objectives used for the SA., and 2 sub objectives which were drawn from the sustainability issues identified through an analysis of the baseline data and the review of other plans, policies and strategies.
- 1.13 The level of detail and the scope that the SA was intended to cover was agreed by key stakeholders involved in the SA process as part of consultation on a SA Scoping Report. This current report has been produced to reiterate the proposed approach to the appraisal process and to set out the findings of the SA.

### **Appraisal of Strategic Options**

- 1.14 SA is required to consider alternative options as part of the appraisal process in order to weigh up the relative advantages / disadvantages and agree appropriate mitigation in order to minimise harmful impacts and maximise potential beneficial

impacts. The options that were assessed were formulated from the Council's intention to provide transparent guidance for developers with regards to the provision of affordable housing, and the desire for a mix of dwellings in order to secure mixed and sustainable communities. The options assessed were:

- **Option 1** - Do nothing / business as usual: This option would be to not produce Planning Guidance, and so therefore provide no additional advice relating to affordable housing and the need for new developments to contribute to the creation of mixed and sustainable communities.
- **Option 2** – The second option would be to produce Planning Guidance, with policies as in the draft SPD of May 2006. This includes policies; requiring specific dwellings types (ie. percentages setting the balance between houses and apartments and minimum dwellings sizes); requiring 20% of units to be affordable housing in the form of social rented units; requiring Lifetimes Homes Standards / Wheelchair housing; restricting the replacement of large dwellings; and outlining how developers can show a need for student accommodation
- **Option 3** – This option assess seeks to achieve the same broad objectives as Option 2, although is considered to be less prescriptive and more flexible. Policy with regards to the type and mix is less prescriptive and can be varied having regard to UDP policy H1 criteria A-H. The affordable housing requirement is set at 20%, with the preferred type of units being determined according to local need and circumstances. In addition, this option includes a policy showing how developers can show a need for student housing. However, there are no policies with regards to Lifetime Homes / Wheelchair housing, or the replacement of large dwellings.

1.15 The SA provides a record of the prediction and assessment of the potential effects of the three options set out above. These were assessed against each of the 25 objectives (and 2 sub-objectives) and were given a score based on a five point scale using the following categories:

++	Major Positive
+	Minor Positive
0	Neutral
-	Minor Negative
--	Major Negative

1.16 The conclusion from the assessment was that Option 3 should be taken forward for detailed appraisal of effects.

### **Appraisal of the Plans Effects**

1.17 In addition to assessing broad options, the effects of the revised policies were assessed against the SA objectives (and sub objectives) 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.

1.18 Generally the Planning Guidance performed very well against the sustainability objectives and the majority of effects identified were either neutral or positive. It was found that the document would help to ensure that new developments coming forward will contribute towards the creation of mixed and sustainable communities, by ensuring developments meet the housing needs of all by providing a choice of dwellings in terms of type, size, tenure and affordability. In addition, amongst other things it would; help improve the physical and mental health of the city's residents; reduce traffic volumes; bring economic benefits; improve community cohesion; and also improve the image and perceptions of the city.

### **Implementation and Monitoring**

1.19 A key part of the SA process is establishing how any significant sustainability effects of implementing the Guidance will be monitored. Some potential indicators have been proposed as a starting point for developing the sustainability-monitoring programme. The indicators proposed are based on data already collected by the council. It is envisaged that the monitoring will be on an

annual basis, although updates of some indicators may not be available with this frequency.

- 1.20 Details are provided in this SA report of the process that will follow the adoption of the Planning Guidance.

## **2. BACKGROUND**

### **Purpose of Sustainability Appraisal**

- 2.1 The purpose of the Sustainability Appraisal is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. This final SA considers the implications of the Housing Planning Guidance from a social, economic and environmental perspective by assessing options and the document against baseline data and sustainability objectives.
- 2.2 Where negative impacts are identified it seeks to identify how they will be minimised through appropriate mitigation. It also seeks to maximise the positive impacts, particularly by identifying the complementary role of other initiatives, partners and programmes.
- 2.3 Note that earlier stages of the SA process were specifically related to the production of a Supplementary Planning Document. However the city council has now decided to produce Planning Guidance instead of a SPD, in order to ensure full compliance with Government guidance. The earlier SA processes have fed into the final version Planning Guidance and this SA.

### **SA Consultation Arrangements to Date**

- 2.4 In January 2006 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 addresses all relevant issues and objectives, by enabling input from key stakeholders and consultation bodies at an early stage in the process. It was produced in accordance with SEA Regulations and guidance prepared by ODPM (Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks).

- 2.5 The Scoping Report set out an initial assessment of:
- The relationship between the (then) 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; and
  - The likely key sustainability issues.
- 2.6 The Report also set out the proposed methodology for the SA, giving details of its proposed level of detail and scope.
- 2.7 Comments on the Scoping Report were invited from the four consultation bodies required by the SEA Regulations (Environment Agency, Countryside Agency, English Nature, English Heritage), and also Government Office for the North West, North West Regional Assembly and the Home Builders Federation
- 2.8 During the consultation period of 5 weeks between 6<sup>th</sup> February and 10<sup>th</sup> March 2006, responses were received from the Countryside Agency, English Nature and Government Office for the North West
- 2.9 The Countryside Agency drew the city council's attention to the Landscape Character Volume for the North West, and also suggested the addition of SA objectives relating to access to managed greenspace, and to ensure that the landscape character quality is restored following development.
- 2.10 The city council have noted the Countryside Agency comments, although do not consider that the SA objectives should be changed to include reference to managed greenspace and landscape character. The SA objectives already broadly encompass issues relating to managed greenspace and landscape character, and it would not therefore be appropriate or necessary for them to set as additional sub-objectives.

- 2.11 English Nature acknowledged and noted the contents of the Scoping Report, although had no further comments to make.
- 2.12 Government Office for the North West did not have any comments specific to the content of the Scoping Report. However they were concerned that the 'Housing' SPD was not included in the Local Development Scheme, and that the Housing SPD had a wider scope than the 'Housing Market' SPD, which was at the time of the Scoping Report included in the current approved LDS.
- 2.13 The city council revised its LDS for the period 2006/7 – 2008/09, and this was approved by the Secretary of State on 2<sup>nd</sup> March 2006 (and a further revision in July 2006). In the revised LDS the city council replaced the 'Housing Market' SPD with the 'Housing' SPD. However the scope of the two documents is the same, and the only difference between the two is the title. In order to ensure that the city council fully complies with the Regulations the council re-consulted with those consultees who had previously been sent the SA Scoping Report (between 10<sup>th</sup> April and 12<sup>th</sup> May 2006).
- 2.14 The city council also consulted on a Sustainability Appraisal Report which accompanied the consultation draft SPD. Consultation ran from 19<sup>th</sup> May to 29<sup>th</sup> June. There were no comments received to the SA. However, as the draft SPD has been significantly changed, and is now in the form of Planning Guidance, the council have updated the SA to reflect changes to the document.

### **Plan Objectives and Content**

- 2.15 The Housing Planning Guidance seeks to establish a better mix of dwellings in the city, and to provide guidance that will help to deliver affordable housing through the planning system. It is intended that the Guidance can help create more balanced, mixed and sustainable communities.
- 2.16 There are 2 key objectives of the Housing Planning guidance:

- 1) To ensure that the mix of new dwellings helps to build sustainable communities; and
- 2) To ensure that that the needs of all households are met.

2.17 The Guidance is split into the following sections:

- Introduction
- Housing in Salford
- Objectives and Scope of the SPD
- Securing a Mix of Dwellings
- Delivering Affordable Homes
- Student Housing
- Implementation and Monitoring

### 3. APPRAISAL METHODOLOGY

#### Approach Adopted

- 3.1 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. Although the guidance refers to the appraisal of Local Development Documents it is considered appropriate to also appraise the Housing Planning Guidance using the same methodology.
- 3.2 Table 1 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 D of the SA process. The council consulted on the SA Report, along with the draft SPD between May and June 2006. This report appraises the significant changes made as a result of representations (and which have led to the council seeking to adopt the document as Planning Guidance)..

**Table 1 – Sustainability Appraisal Stages and Tasks**

<b>PRE-PRODUCTION</b>
<b>Stage A: Setting the Context and objectives, establishing the baseline and defining the scope</b>
<ul style="list-style-type: none"> <li>Identify and review other relevant plans, programmes and sustainable development objectives that will affect of influence the SPD.</li> <li>Collect relevant social, environmental and economic baseline information.</li> <li>Identify key sustainability issues for the SA to address.</li> <li>Develop the SA framework, consisting of the sustainability objectives, indicators and targets.</li> <li>Test the SPD objectives against the sustainability objectives and whether the SPD objectives are consistent with one another.</li> <li>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.</li> </ul>
<b>PRODUCTION</b>
<b>Stage B: Developing and Refining Options</b>
<ul style="list-style-type: none"> <li>Carry out an appraisal of the SPD options and make recommendations for improvement.</li> </ul>
<b>Stage C: Appraising the Effects if the Draft SPD</b>
<ul style="list-style-type: none"> <li>Predict the effects and carry out detailed assessment of the effects of the draft SPD.</li> <li>Propose measures to maximize beneficial effects and mitigate adverse effects.</li> <li>Develop proposals for monitoring.</li> <li>Prepare the final SA Report along with the draft SPD.</li> </ul>
<b>Stage D: Consultation on the SA report and the Draft SPD</b>
<ul style="list-style-type: none"> <li>Consult on the final SA Report along with the draft SPD.</li> <li>Carry out, where necessary, appraisal of any significant changes made as a result of representations.</li> </ul>
<b>ADOPTION AND MONITORING</b>
<b>Stage E: Adoption of Planning Guidance</b>
<ul style="list-style-type: none"> <li>Inform consultees that the Planning Guidance has been adopted.</li> </ul>

<ul style="list-style-type: none"> <li>• 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.</li> <li>• Make Planning Guidance and SA Report available for public viewing.</li> </ul>
<b>Stage F: Monitoring Implementation of SPD</b>
<ul style="list-style-type: none"> <li>• Monitor significant effects of the Guidance to identify at an early stage any unforeseen adverse effects.</li> <li>• Undertake appropriate remedial action where necessary</li> </ul>

### Timetable and Responsibility

3.3 The timing of key SA outputs and tasks is set out in Table 2 below.

**Table 2: Timetable of SA outputs and tasks**

<b>TASK</b>	<b>TIMETABLE</b>
Preparation of the SA Scoping Report	December 2005 / January 2006
Consultation on SA Scoping Report	February - March 2006
Preparation of responses to comments from consultees	March 2006
Appraisal of strategic options	March – April 2006
Preparation of draft SA Report	April 2006
Consultation on draft SA Report	May – June 2006
Appraise significant changes arising from consultation against SA Framework	July – August 2006
Finalise SA Report	October 2006
Inform consultees that SPD adopted	December-January 2006
Issue Statement of Community Involvement	December-January 2006
Mentor effects of the Guidance to identify adverse outcomes	Ongoing

3.4 A team of planning officers from Salford City Council undertook the SA..

## 4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

### Links to other Strategies, Plans and Objectives

- 4.1 As part of the SA Scoping Report, a comprehensive review of policies and programmes was undertaken in order to identify the range of sustainability objectives that were consistent with the objectives of the draft SPD. Table 3 below shows the list of Documents that were reviewed:

**Table 3: List of Plans, Programmes and Strategies reviewed as part of the SA**

INTERNATIONAL AND NATIONAL
<ul style="list-style-type: none"> <li>• <i>UK Sustainable Development Strategy</i></li> <li>• EC Directive on the Conservation of Natural Habitats of Wild Fauna and Flora 92/43/EEC 1992</li> <li>• EC Directive establishing a framework for the Community action in the Field of Water Policy (the Water Framework Directive)</li> <li>• Sustainable communities: Building for the future</li> <li>• Sustainable Communities: People, Places and Prosperity (A 5-year Plan from the ODPM) 2005</li> <li>• Housing Act 2004</li> <li>• Sustainable Communities: Homes for all (A 5-year Plan from the ODPM) 2005</li> <li>• Consultation Paper - Planning for Gypsy and Traveller Sites</li> <li>• Circular 05/2005: Planning Obligations</li> <li>• <i>PPS 1 – Delivering Sustainable Development (ODPM, 2005)</i></li> <li>• The Barker Review of Housing Supply (March 2004)</li> <li>• 2003 Planning Statement by Keith Hill</li> <li>• <i>Circular 6/98: Planning and Affordable Housing (1998)</i></li> <li>• <i>Planning for Housing Provision (Consultation Paper, July 2005)</i></li> <li>• <i>Influencing the size, type and affordability of housing (Consultation Paper on proposed change to PPG3, July 2003)</i></li> <li>• <i>PPG3 Housing</i></li> <li>• PPS 6 Planning for Town Centres</li> <li>• <i>PPG 13 – Transport</i></li> <li>• PPG 15 Planning and the Historic Environment</li> <li>• PPS 23 Planning and Pollution Control</li> <li>• PPG 25 Development and Flood Risk</li> <li>• Safer Places The Planning System and Crime Prevention</li> </ul>
REGIONAL
<ul style="list-style-type: none"> <li>• England's North West – A Strategy towards 2020 (The Regional Economic Strategy)</li> <li>• <i>Regional Spatial Strategy (RSS) (RPG13)</i></li> <li>• North West Regional Assembly's Regional Sustainable Development Framework – 'Action for Sustainability' (AfS)</li> <li>• <i>North West Regional Housing Strategy 2003/2005</i></li> </ul>
LOCAL
<ul style="list-style-type: none"> <li>• <i>City of Salford Unitary Development Plan 2004-16</i></li> <li>• <i>Salford Housing Strategy - Making the future happen in Salford. Our strategy for housing in Salford 2004-2006</i></li> <li>• <i>Community Plan – Our Vision for Salford 2001-06</i></li> <li>• Salford City Council – The Supporting People 5 year strategy</li> </ul>

4.2 The objectives of the draft SPD were found to be compatible with the policy framework examined at National, Regional and Local levels. The key sustainability linkages were found to be in relation to those documents shown in italics in the Table above.

**Establishment of Sustainability Objectives**

4.3 The establishment of SA objectives is central to the SA process and provides a way in which sustainability effects can be described, assessed and compared. The objectives outlined below, reflect the objectives outlined in the SA Scoping Report.

<b>SA Topic</b>	<b>SA Objectives</b>
<u>Population</u>	To secure a sustainable increase in the city’s population
<u>Health</u>	To improve physical and mental health
<u>Biodiversity, flora and fauna</u>	To protect and enhance biodiversity
<u>Soil and land</u>	To protect and improve soil and land resources
<u>Water</u>	To protect and enhance water resources
<u>Air</u>	To improve air quality
<u>Climatic factors</u>	To reduce contributions to climate change
<u>Impact of Climate Change</u>	To minimise the Impacts of climate change
<u>Material Assets</u>	To ensure the prudent use of natural resources.
<u>Cultural heritage</u>	To protect and enable the appreciation of the city’s heritage
<u>Landscape and townscape</u>	To maintain and enhance the quality and character of landscape and townscape

<u>Light</u>	To ensure light levels are appropriate to the situation
<u>Noise</u>	To minimise noise pollution
<u>Crime</u>	To reduce crime and the fear of crime
<u>Economic health</u>	To maximise sustainable economic growth
<u>Economic Inclusion</u>	To enhance economic inclusion
<u>Prosperity</u>	To increase prosperity
<u>Education</u>	To improve the city's knowledge base
<u>Housing</u>	To ensure that everyone has access to a good home that meets their needs
<u>Accessibility</u>	To improve accessibility to key facilities
<u>Need to Travel</u>	To reduce the need to travel
<u>Traffic Volumes</u>	To reduce traffic volumes
<u>Community cohesion</u>	To improve community cohesion
<u>Decision-making</u>	To increase involvement in decision-making
<u>Image</u>	To improve perceptions of the city

4.4 These 25 objectives cover social and economic objectives, as well as environmental ones. In addition there were 2 sub-objectives relating specifically to the draft SPD. These are:

- To ensure an adequate supply of affordable housing; and

- To ensure an adequate mix of housing to secure mixed, sustainable communities

### **Baseline Characteristics**

4.5 Before assessing / predicting the impact the Housing document is likely to have, it is important to outline the baseline characteristics of the city, particularly where it is likely to have a direct and significant impact. Data sources for the baseline included:

- UK Biodiversity Action plan
- 2001 Census (Office for National Statistics)
- Neighbourhood Statistics Website ([www.neighbourhoodstatistics.gov.uk](http://www.neighbourhoodstatistics.gov.uk))
- Index of Multiple Deprivation (2004)
- Greater Manchester Equality Unit
- NWRA Waste Management Monitoring Report
- Greater Manchester Biodiversity Action Plan (2000)
- Council Tax Records
- Salford City Council Annual Monitoring Report (<http://www.salford.gov.uk/living/planning/udp/annualmonreport.htm>)
- Supporting People Strategy 2005-10
- Air Quality Archive
- Housing and Planning Residential Land Database
- City of Salford Conservation records
- Information supplied by council's Property Services, Salford University Estates Division, New Prospect Housing Ltd
- Salford Quality of Life Survey 2003

4.6 The following table sets out those baseline characteristics that were considered in the SA Scoping Report:

**Table 4- Baseline Characteristics**

<b>Biodiversity, Flora and Fauna</b>	<b>Current Position</b>
Sites of Biological Importance	Within Salford there are 32 Sites of Biological Importance (SBIs) some of which include priority habitats as identified in the UK Biodiversity Action Plan.
Tree Preservation Orders	There are over 300 Tree Preservation Orders in the City of Salford.
Key Habitats	UK Key habitats that can be found in Salford include: wet woodlands, lowland hay meadow, lowland dry acid grassland, lowland heath and lowland raised bog.
Managed green space	Salford has large areas of managed green space This is generally of low value to wildlife but offers opportunities.

<b>Social / Economic considerations (including population)</b>	<b>Current Position</b>															
Level of Deprivation nationally and regionally	2004 Index of Multiple Deprivation identifies Salford as being the 12 <sup>th</sup> most deprived local authority in the country, and is the second most deprived of the ten greater manchester local authorities.															
% changes in citywide and local area populations.	Over the past 15 years, the population of Salford has fallen by 6.2%. The rate of decline has slowed down since 2000 and between 2002 –2004, citywide population is estimated to have increased by 0.05%. At a local level, the decline in inner city wards ( Langworthy, Broughton and Ordsall ) has declined by 32%, 28% and 16% respectively. This has been counterbalanced by an increase in Worsley and Walkden South of 20% and 17% respectively.															
Type of dwellings	There are almost 102,000 dwellings in the city - 8.6% of are detached, 37% semi detached, 32.5% terraced and 21.7% flats. Compared to the national level, Salford has proportionally more semi detached, terraced and flatted dwellings, although significantly less detached dwellings.															
Dwelling Tenure	Across the city 56.4% of dwellings are owner occupied, 31.4% social rented and 12.2% private rented. Nationally 68.7% are owner occupied, and 19.3% and 12% social rented and private rented respectively.															
Dwelling Size	The average number of rooms in dwellings in the city is 5.07, compared to 5.17, 5.36 and 5.33 for Greater Manchester, the North West and England respectively. The average number of people per household in the city (2.23 people) is lower than that for Greater Manchester and the North West (2.35) and England (2.36).															
Age Composition of Population	20.4% of the population are under 16, 58.5% between the ages of 16-59 and 21.2% over 60 years old. This composition is broadly typical of the average for England and Wales.															
Age of Properties	There are significantly more homes over 60 years old in Salford than the national average, and fewer homes built since 1965. <table border="1" data-bbox="755 1619 1295 1766"> <thead> <tr> <th>Age of Properties</th> <th>Salford</th> <th>National</th> </tr> </thead> <tbody> <tr> <td>Before 1919</td> <td>18%</td> <td>21%</td> </tr> <tr> <td>1919-1944</td> <td>28%</td> <td>18%</td> </tr> <tr> <td>1945-1964</td> <td>22%</td> <td>21%</td> </tr> <tr> <td>1965-prenet</td> <td>32%</td> <td>40%</td> </tr> </tbody> </table>	Age of Properties	Salford	National	Before 1919	18%	21%	1919-1944	28%	18%	1945-1964	22%	21%	1965-prenet	32%	40%
Age of Properties	Salford	National														
Before 1919	18%	21%														
1919-1944	28%	18%														
1945-1964	22%	21%														
1965-prenet	32%	40%														
House Prices	House prices in Salford have increased by more than the national and regional average between 2000 and 2004. Over this period house prices in the city have increased by more than 100% from £60,519 in 2000 to £123,010 in 2004. Over this period values haven't increased as fast within the terraced stock, when compared to growth in detached, semi-detached and flats.															

	Over the period 2000 and 2004 all types of properties within Salford have been increasing an increase in sale value. However values haven't increased within the terraced stock, when compared to growth in detached semi-detached and flats.
Rental Values	Between 1995 and 2004 the average private rent values have increased by approximately 50% across England, from £61 per week to £94 per week. There have also been significant rent increases in the RSL and LA stock, 41% and 34% respectively. Current 2004 average rental values indicate that Salford is very close to the national and regional averages in terms of rental values in the RSL and LA sectors.
House Prices to Earnings Ratio	The average annual household earnings in Salford of £23,425 means that 17 out of the 20 Wards in Salford now exceed a 3:1 affordability ratio (house price to annual income). The ratio of average house prices to mean incomes in the city is over 5.
Housing Register	As at 1/4/05 there were 11,216 households registered on the Housing Register. Of these 8,359 are on the general waiting list (5,899 of these have in need credits) and 2,857 on the transfer waiting list (516 with in need credits). 6,818, of which 4430 have in need credits, joined the Housing Register between 1/4/04 – 31/3/05.
ODPM Housing Needs Model – Affordable Housing Needs in Salford	The ODPM needs assessment methodology from Draft Guidance, shows there is an annual shortfall of affordable dwellings in the city over the period 2006-16.
Right to Buy	Between 16 <sup>th</sup> August 1981 and 31 <sup>st</sup> August 2005, 9,636 properties have been sold through the Right to Buy scheme in Salford. Of those sales, 7,991 properties were sold in west Salford, making up 83.4% of the total sales. Just 16.1% (1601 units) of RTB sales were completed in Central Salford. The remaining 0.5% account for properties now demolished and cleared.
Qualifications	There are 35.3 million people of working age in England. There are a greater proportion of people in Salford with no formal qualifications (36%) than across the North West (32%) or England as a whole (29%). Salford has the third highest rate for people with no qualifications within Greater Manchester.  The percentage of people in Salford with one or more GCSEs or equivalent (58%) is slightly lower than for the North West (61%) and England (64%). The same is true for the proportion of people with first degrees or above (Salford 14%, North West 17%, England 20%).
Council Tax Banding	Greater Manchester and North West as a whole have a relatively low proportion of properties in Bands D-H, and a high proportion in Band A. The proportion of Band A properties (58.1%) in Salford is over twice that of the national average (25.9%).
Development Trends – House type	Between 2001 and 2005 there were 3834 new build completions. 2221 of these were apartments and 1613 houses. The level of apartments as a proportion of total dwellings built is increasing: <ul style="list-style-type: none"> <li>• In 2001/02 76% houses were built compared to 24% apartments</li> <li>• In 2002/03 53% houses were built compared to 47% apartments</li> <li>• In 2003/04 37% houses were built compared to 63% apartments</li> <li>• In 2004/05 32% houses were built compared to 32% apartments.</li> </ul>

Residential Planning Pipeline	As at 1 <sup>st</sup> April 2005 there were 8,606 new build dwellings in the planning pipeline (i.e. Dwellings with full or outline planning permission which have not been completed). There is a heavy skew towards smaller 1 and 2 bedroom dwellings, especially apartments. Over 85% of those dwellings with extant planning permission are for 1 and 2 bedroom apartments. In contrast only 12% of the pipeline is for 3 and 4+ bed houses.																																																						
Household Composition	There were 94,238 households in 2001. The largest disparity between Salford and national figures is higher numbers of singles and lone parents (overall 9.5% more) and lower numbers of married couples within Salford than there are nationally (7.4% less).																																																						
BME groups	Black and minority ethnic groups make up on average 9% of the population of England and Wales, compared to just 4% in Salford. There are though concentrations of BME groups within particular parts of the city (e.g. Jewish in Broughton/Kersal).																																																						
Unemployment Benefit	Nationally the level of unemployment has fallen from 8.5% in 1995 to 3.25 in 2005. Unemployment in Salford over the same period has reduced from 8.7% to 3.6%. Overall worklessness (i.e. Both those unemployed and those unable to work) is a higher rate of 20.3% (20,500 people) of Salford's 16 to 59 year old population that are currently not in employment.																																																						
Supporting People in Salford	<p>The current funding and bedspaces by client group across the city is:</p> <table border="1"> <thead> <tr> <th><i>Client Group</i></th> <th><i>Bed Spaces</i></th> <th><i>Funding £</i></th> </tr> </thead> <tbody> <tr> <td>Learning Difficulties</td> <td>327</td> <td>5,338,805.17</td> </tr> <tr> <td>Older people with mental health needs</td> <td>3</td> <td>23,741.25</td> </tr> <tr> <td>People with mental health needs</td> <td>152</td> <td>1,628,511.09</td> </tr> <tr> <td>Generic</td> <td>10</td> <td>70,091.18</td> </tr> <tr> <td>Homeless families with support needs</td> <td>27</td> <td>428,406.32</td> </tr> <tr> <td>Offenders or people at risk of offending</td> <td>51</td> <td>397,992.24</td> </tr> <tr> <td>Physical or sensory difficulties</td> <td>76</td> <td>77,532.18</td> </tr> <tr> <td>Alcohol problems</td> <td>53</td> <td>266,447.02</td> </tr> <tr> <td>Drug Problems</td> <td>3</td> <td>15,148.14</td> </tr> <tr> <td>HIV/AIDS</td> <td>6</td> <td>28,064.58</td> </tr> <tr> <td>Refugees</td> <td>25</td> <td>132,293.51</td> </tr> <tr> <td>Single Homeless with support needs</td> <td>268</td> <td>2,199,647.13</td> </tr> <tr> <td>Women at risk of domestic violence</td> <td>23</td> <td>312,138.77</td> </tr> <tr> <td>Young people at risk</td> <td>187</td> <td>1,004,414.76</td> </tr> <tr> <td>Young people leaving care</td> <td>20</td> <td>161,467.67</td> </tr> <tr> <td>Older people with support needs</td> <td>4037</td> <td>1,824,709.00</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>5269</b></td> <td><b>13,909,437.01</b></td> </tr> </tbody> </table>	<i>Client Group</i>	<i>Bed Spaces</i>	<i>Funding £</i>	Learning Difficulties	327	5,338,805.17	Older people with mental health needs	3	23,741.25	People with mental health needs	152	1,628,511.09	Generic	10	70,091.18	Homeless families with support needs	27	428,406.32	Offenders or people at risk of offending	51	397,992.24	Physical or sensory difficulties	76	77,532.18	Alcohol problems	53	266,447.02	Drug Problems	3	15,148.14	HIV/AIDS	6	28,064.58	Refugees	25	132,293.51	Single Homeless with support needs	268	2,199,647.13	Women at risk of domestic violence	23	312,138.77	Young people at risk	187	1,004,414.76	Young people leaving care	20	161,467.67	Older people with support needs	4037	1,824,709.00	<b>TOTAL</b>	<b>5269</b>	<b>13,909,437.01</b>
<i>Client Group</i>	<i>Bed Spaces</i>	<i>Funding £</i>																																																					
Learning Difficulties	327	5,338,805.17																																																					
Older people with mental health needs	3	23,741.25																																																					
People with mental health needs	152	1,628,511.09																																																					
Generic	10	70,091.18																																																					
Homeless families with support needs	27	428,406.32																																																					
Offenders or people at risk of offending	51	397,992.24																																																					
Physical or sensory difficulties	76	77,532.18																																																					
Alcohol problems	53	266,447.02																																																					
Drug Problems	3	15,148.14																																																					
HIV/AIDS	6	28,064.58																																																					
Refugees	25	132,293.51																																																					
Single Homeless with support needs	268	2,199,647.13																																																					
Women at risk of domestic violence	23	312,138.77																																																					
Young people at risk	187	1,004,414.76																																																					
Young people leaving care	20	161,467.67																																																					
Older people with support needs	4037	1,824,709.00																																																					
<b>TOTAL</b>	<b>5269</b>	<b>13,909,437.01</b>																																																					
Homeless single People	<p>Homelessness presentations rose from 1480 in 2001-02 to 2309 in 2003-04. In 2003-04 the Council accepted a duty to rehouse 1278 people.</p> <p>Reduction in supply of social housing through RTBs resulted in increased pressure on temp accommodation and increase in homelessness. Supporting People funds 10 organisations to provide 268 units of accommodation.</p>																																																						

Women at Risk of Domestic Violence	<p>In period March 2002-March 2003 Salford Women Aid received 513 referrals, 216 of these were from women seeking a refugee place – only 143 women and 137 children could be accommodated.</p> <p>Salford's current supply of 14 dedicated refugee units for women and children is significantly below ODPM indicative provision of 1 unit per 10,000 population.</p>																
Unauthorised Gypsy encampments	<p>Increasing number of unauthorised gypsy encampments between 2000-2005</p> <table border="1"> <thead> <tr> <th>YEAR</th> <th>Number of Unauthorised Encampments</th> </tr> </thead> <tbody> <tr> <td>2000</td> <td>6</td> </tr> <tr> <td>2001</td> <td>1</td> </tr> <tr> <td>2002</td> <td>0</td> </tr> <tr> <td>2003</td> <td>2</td> </tr> <tr> <td>2004</td> <td>4</td> </tr> <tr> <td>2005 (up to June)</td> <td>15</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>28</b></td> </tr> </tbody> </table> <p>Average number of caravans found on an unauthorised encampment is approximately 16-20.</p>	YEAR	Number of Unauthorised Encampments	2000	6	2001	1	2002	0	2003	2	2004	4	2005 (up to June)	15	<b>TOTAL</b>	<b>28</b>
YEAR	Number of Unauthorised Encampments																
2000	6																
2001	1																
2002	0																
2003	2																
2004	4																
2005 (up to June)	15																
<b>TOTAL</b>	<b>28</b>																
Gypsy sites	1 official Gypsy site in the City at Duchy Road. Has 16 permanent plots and 15 transit plots. Each plot can accommodate 2 caravans.																
Sites for travelling show people	Three sites for travelling show people, located at John Street/Kent Street in Lower Broughton, Cleggs Lane in Little Hulton and Duchy Road in Pendleton.																
Student Accommodation	For the 2004/05 Academic Year Salford University had a total bed stock of 3,250 dwellings in university halls of residence in close proximity to the campus. There were 3,985 applications for this accommodation.																
Housing Market Demand Study	<p>Housing Market Demand Survey estimated that a total of 11,812 households current accommodation was in some way unsuitable for their requirements (12.4% of all households).</p> <p>Study identified a need for 1,052 affordable homes in Salford.</p>																
Private Sector stock Condition Survey	<ul style="list-style-type: none"> <li>• 54% of private rented stock is property constructed over 80 years ago, compared to only 53% nationally;</li> <li>• 6.7% of private sector stock unfit (4.2% nationally);</li> <li>• 11% of private rented housing is classified as unfit (10% nationally);</li> <li>• 15% of the stock is at risk of deterioration into unfitness with an estimated repair bill of £57million;</li> <li>• 'At Risk' (of becoming unfit) properties are found mainly in areas in west Salford, particularly Swinton, Irlam and Cadishead; and</li> <li>• Unfit properties are found mainly in Central Salford.</li> </ul>																
Public Sector Stock Condition Survey	Investment requirements to meet and maintain decent council owned homes for 10 years (in 2004) is £443m; 66% of homes in this sector do not meet the government's decent homes standard.																
Gross Disposable Household Income (GDHI)	There has been a consistent increase in gross disposable income that ranged between 26% and 31% across the whole country over the last five years (1998-03). However GDHI is still considerably higher at a national level (12,952 per household per year) than within the North West (£11,559) or Greater Manchester (£11,308)																
Level of Car ownership	The % of car ownership has increased from 52% in 1991 to 84% in 2001.																

Proportion of local journeys under 2km made by car.	Whilst there is no firm data, it is anticipated that in common with the national picture, there is a very high proportion of short journeys made by car which could be made by walking or cycling.
---	--

Human Health	Current Position
Limiting Long-term illness	In Salford in 2001, 27,846 (22.8%) people suffered with a limiting long-term illness.
Life Expectancy	Men and women in Salford have a lower life expectancy than all others in Greater Manchester and Greater Manchester is the SHA with the lowest expectancy in England.  Life expectancy for men in Salford is currently 73.2 years (2001-03), unchanged from the 2000-02 figure. For women in Salford, life expectancy has decreased by 0.2 years from 78.1 years to 77.9 years. In comparison the life expectancy for men in England and Wales rose by 0.2 years (from 75.9 to 76.1 years); and for women it rose by 0.1 years (from 80.6 to 80.7 years).
Standard Mortality Rate	Salford's SMR is 136, compared with a National Index Value of 100. This suggests a very high level of premature deaths for the city as a whole. Tackling health and health inequalities is a key issue for Salford.

Soil, air, water and climate	Current Position
Soil and contamination	The British Geological Survey considers all soils in urban areas to be subject to contamination. This is due to the fact that soils may have been subject to substantial change since their initial deposition.
Air pollutant levels	Maximum pollutant levels in Salford (Eccles) on 14/12/05 for 24 hour period up to 3:00pm are as follows: <ul style="list-style-type: none"> <li>• Ozone – 36 ug/m<sup>-3</sup></li> <li>• Nitrogen dioxide – 118ug/m<sup>-3</sup></li> <li>• Sulphur dioxide – 48ug/m<sup>-3</sup></li> <li>• Carbon monoxide – 0.7ug/m<sup>-3</sup></li> </ul> <p>The above pollutant levels are all classified as being low (meaning that there effects are unlikely to be noticed by individuals with sensitivity to air pollution).</p>
Air Quality Management Area	The whole of Salford has been designated as an Air Quality Management Area. Concentrations of air pollutants have decreased, but exceedences of NO2 and PM10 still occur, particularly along major road corridors.
Flood Risk	An estimated 1,062ha (11% of city area) of Salford has a greater than a 1:100 year risk of flooding. Within this area there are approx 11,980 properties, of which 5,800 are felt to be most at risk irrespective of any flood defence measures that may take place.
Energy Use	Energy use is recognized as affecting climate change and The UK has pledged to reduce its emissions of greenhouses gases by 15% below 1990 levels by 2010. More recently, the Energy White Paper, February 2003 describes the Government's plan to reduce CO <sub>2</sub> emissions by 60% by 2050.

Cultural Heritage and Landscape / Townscape	Current Position

Listed Buildings, Ancient monuments and Historic Parks	<p>There are 273 Listed Buildings in the City of Salford. There are:</p> <ul style="list-style-type: none"> <li>• 5 Grade 1</li> <li>• 14 Grade II*</li> <li>• 254 Grade II</li> </ul> <p>There are also 3 Schedule Ancient Monuments:</p> <ul style="list-style-type: none"> <li>• Wardley Hall (Grade I)</li> <li>• Apron (Grade II in Worsley Village Conservation Area)</li> <li>• Promontory Fort site to the rear of Great Woollen Hall, Cadishead (below ground level)</li> </ul> <p>There are 2 Grade 2 Historic Parks/Gardens of Historic Interest:</p> <ul style="list-style-type: none"> <li>• Buille Hill Park (within which is the Former Mining Museum (Grade II))</li> <li>• Weaste Cemetery (within which there are 6 listed gravestones, the Weaste cemetery lodge, and the gates, walls piers and railings at the entrance to the cemetery are Grade II).</li> </ul>
Conservation Areas	There are 16 Conservation Areas in the city of Salford including 1 Article 4 Direction relating to the Mines Rescue Station. There is also 1 tentative World Heritage Site from the Delph at Worsley to Ancoats in New East Manchester.

Material Assets	Current Position
Waste	<p>With regards to waste water treatment, in 2000-2001 Greater Manchester had a remaining capacity of approximately 8% (13,340,000 cubic tonnes). In terms of life expectancy there are 8years of capacity left in Greater Manchester, which is significantly greater than the regional average of 5.5years.</p> <p>In 2000/01 110,000 tonnes of landfill deposits were made at restricted user facilities and 1,506,000 tonnes at open gate facilities, which is less than the previous year.</p> <p>United Utilities operates wastewater treatment works at Salford, Eccles, Worsley, Irlam and Cadishead. These works all discharge treated effluent to watercourses, the Manchester Ship Canal, Astley Brook and Glaze Brook.</p>

Landscape	Current Position
Importance of Greenspace within communities	89% of Salford's residents think that Parks and Open Spaces are an important part of their quality of life

### Summary of Key Issues arising from the Baseline Data

- 4.7 A summary of key issues arising from an interpretation of baseline data are shown below:

**Table 5 – Key Issues from Baseline Review**

<b>Key Issues</b>
<b>Type and Mix of Housing</b>
Within the city the house type is skewed towards semi detached, terraced and flatted dwellings. Only 8.6% of dwellings are detached.
The average number of rooms and the average number of people per household is lower in the city, compared to that for Greater Manchester, the North West and England.
Possible mismatch between the council's aspirations to attract families to the city, and the existing type of housing being built and the housing in the planning pipeline.
Socio-economic evidence suggests that there is a need to attract a wider cross section of society to the city (e.g. higher qualification, higher incomes etc.) to diversify the housing profile.
Declining household size and increasing number of single and 2 adult households, could make it difficult to significantly increase the number of families.
The rise in demand for 2 <sup>nd</sup> Homes, 'business homes', homes bought for investment purposes and the implications over the 'buy to let' market.
<b>Affordability</b>
House prices have increased by more than the national and regional averages between 2000 and 2004. As a result, in 17 out of the 20 wards the average house price to annual household income exceeds a ratio of 3:1.
The house prices are increasing at a disproportionate rate to incomes – therefore less people can afford to buy their own home.
There are a large number of households on the housing register, and a large proportion of these have joined in the last year.
ODPM Housing needs model shows that there is a shortfall of affordable units per annum (model to be finalised) over the period 2006-16.
There is a rising affordable housing need in the city, and against this basis the stock of affordable accommodation is falling as a result of right to buy of Council Stock.
<b>Declining Population</b>
The city's population has been declining for a number of decades. The rate of decline appears to be slowing but there is still evidence of a rapid decline in inner city areas, where it is hoped that large scale regeneration will encourage inward migration.
<b>Reducing dependence on the car</b>
A substantial number of short journeys to key local facilities are made by car, probably as a result of poor connections between housing development and jobs and local facilities. New housing development should be accessible by non-car modes.
<b>Sustainability</b>
Need to create Sustainable Communities
<b>Environmental</b>
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
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.
<b>Economic</b>
Employment/skills shortages in parts of the city.
<b>Student Accommodation</b>
From University records it appears that there are not enough accommodation places on or near the university campus for all of those students who apply. However rising tuition fees could force more students to live with their parents.
<b>Supporting People</b>
The Supporting People Strategy currently funds 5269 places for vulnerable groups. Although further research is needed it is considered that there is a shortfall in accommodation for vulnerable groups across the city.
<b>Gypsies and Travellers</b>
There has been a recent increase in the number of unauthorised Gypsy encampments in the city.

## 5. SA FRAMEWORK AND APPRAISL OF OPTIONS

### Appraisal of Strategic Options and Policies

5.1 One of the key requirements of a SA is to consider alternative options as part of the appraisal process in order to weigh up the relative advantages / disadvantages, and agree appropriate mitigation in order to minimize harmful impacts and maximize potential beneficial impacts.

5.2 Three main options were assessed, the results of which can be found in Appendix 1, and are summarised below:

#### ***Option 1 – Do Nothing ('Business as Usual')***

5.3 This option assumes that no Planning Guidance would be produced and that the city council's approach to dwelling mix, affordability, the standards for the accessibility of accommodation, and the provision of student accommodation, would be guided solely by the policies in the UDP. There would be no detailed guidance on how these policies should be best implemented.

5.4 The appraisal of the "Do nothing" option showed that it would not be sustainable and that there would be a number of negative impacts. For instance, the city council would not be able to request affordable units from developers as part of new developments (as they would not be in a position to set out where there is a need for affordable housing). In addition it was considered that the mix of dwellings coming forward for development would not contribute to the creation of mixed and sustainable communities, in terms of the type, size, location and the accessibility of the new dwellings.

5.5 The appraisal also considered that this option would not help with the objective of securing an increase in the population. If this option were to be pursued it may lead to population loss due to the wrong type of dwellings coming forward (and so therefore not attracting new residents nor retaining existing ones who wish to move house within the City as it would not meet need). It was also found that the

- option would not contribute to sustainable economic growth, as there is a need for good quality housing of the right type (a need for 'executive' housing') to attract highly skilled workers. Without additional guidance the city may not be able to attract such skilled workers, due a mismatch between the supply and demand for accommodation.
- 5.6 Although the UDP seeks to ensure that the highest density dwellings are located in the most accessible locations, the appraisal showed that under this option there is concern that applications will continue to be submitted and permissions may be granted for high density schemes in relatively inaccessible locations. Without additional guidance it is likely that such inappropriate development will continue to come forward. Development in inaccessible locations increases reliance on the private car, and so therefore the need to travel increases and so do traffic volumes.
- 5.7 When considered against the SA Objectives no positive impacts arise as a result of pursuing this option, although there are a number of neutral effects. The negative impacts would though be best mitigated through adopting the preferred option (Option 3; Produce Planning Guidance, Approach B).

***Option 2 – Produce Planning guidance; Approach A***

- 5.8 The second option would be to produce Planning Guidance, with policies as in the draft SPD of May 2006. This includes policies; requiring specific dwellings types (ie. percentages setting the balance between houses and apartments and minimum dwellings sizes); requiring 20% of units to be affordable housing in the form of social rented units; requiring Lifetimes Homes Standards / Wheelchair housing; restricting the replacement of large dwellings; and outlining how developers can show a need for student accommodation
- 5.9 This option would take account of the different needs and functions of housing markets within the city, by setting a different mix in terms of the percentage of houses and apartments having regard to location. There would be a different mix requirement for Central Salford, Salford Quays, Chapel Street, Ordsall Lane

Riverside Corridor, and also West Salford (including Broughton Park and Claremont as they function more like the housing market in West Salford). There would however be policy exceptions to allow lower proportions of houses in developments so long as particular criteria were satisfied (although this would only be in exceptional circumstances). Additionally, policy would set out minimum sizes of dwellings in schemes, in terms of floorspace and also number of bedrooms.

- 5.10 In terms of affordable housing, the option would set an affordable requirement of 20% (on sites above the thresholds set out in Policy H4). The council would require all new dwellings to be built to Lifetime Homes Standards, or wheelchair standards in particular circumstances. In addition, advice would also be given to explain to developers how they should demonstrate a need for student accommodation.
- 5.11 The appraisal process showed that this option would have no negative effects, a number of neutral effects and a large number of positive ones when assessed against the SA objectives. In particular it was discovered that the option would help to secure a sustainable increase in the city's population, due to a balanced mix of dwellings coming forward across the city (and therefore attracting new residents to the city). The option would help to improve the physical and mental health of the city's residents, and also help minimise the impacts of climate change by ensuring that the dwelling mix and the design solution for individual schemes has adequate regard to issues of flood risk.
- 5.12 The skills base of the city and also the economy as a whole would also benefit as a result of this option. A mix of dwellings will come forward that can meet the needs of a wide range of people, and that developments that do come forward pay regard to the need to make the most efficient use of land in the most accessible locations. For example the policy would not place any restrictions on the number of apartments coming forward in the Chapel Street and Salford Quays areas of the regional centre - such an approach should help reduce the need to travel and also therefore the reliance on the car.

- 5.13 A requirement for 20% of new dwellings being affordable is an appropriate level at which to require developers provide such housing. The requirement reflects the demonstrated need and will ensure that affordable homes are delivered by not placing undue restrictions on developers, to such an extent that the viability of schemes is compromised.
- 5.14 As the option would not result in any negative effects when assessed against the SA objectives, it is not considered that mitigation measures are needed to minimise, reverse, slow down or compensate for such effects. However in some instances it may be possible to encourage, speed up, create or perpetuate the positive impacts identified.

***Option 3 – Produce Planning guidance; Approach B***

- 5.15 This option seeks to achieve the same overall objectives as Option 2, although is considered to be less prescriptive and more flexible. Policy with regards to the type and size of dwellings sets out the vision for the mix within different parts of the city, and is less prescriptive than Option 2. Developers can justify an alternative mix, especially having regard to UDP policy H1, criteria A-H.
- 5.16 The affordable housing requirement is set at 20%, with the preferred type of units being determined according to local need and circumstances. The requirement may be reduced where there are particular circumstances to justify this. Also this option includes policy showing how developers should demonstrate a need for student housing. There are no policies with regards to Lifetime Homes / Wheelchair housing, or the replacement of large dwellings
- 5.17 The appraisal process showed that this option would have no negative effects, a number of neutral effects and a large number of positive ones when assessed against the SA objectives. The effects are similar to those for Option 2, although the potential positive sustainability effects may be slightly less than that option, as there is no requirement for Lifetime Homes / wheelchair housing standards, or policy restricting the replacement of large units. Consequently, the potential positive effects in terms of ensuring everyone has access to a decent house is

slightly diminished, as is the potential to secure an adequate mix to secure sustainable communities, and a sustainable increase in population.

- 5.18 As the option would not result in any negative effects when assessed against the SA objectives, it is not considered that mitigation measures are needed to minimise, reverse, slow down or compensate for such effects. However, in some instances it may be possible to encourage, speed up, create or perpetuate the positive impacts identified.

### **Conclusions from the Broad Options Appraisal**

- 5.19 It is clear from an assessment of the three broad options that Options 2 and 3 perform very well in terms of positive impacts on a wide range of sustainability objectives, when compared to the 'Do Nothing' option (Option 1).
- 5.20 There are very little differences in the overall effects of Options 2 and 3. It is though considered that the positive effects of option 2 are slightly greater than option 3 due to the inclusion of policies on Lifetime Homes / Wheelchair housing, and the replacement of large houses. However, even though option 2 is considered to be slightly more sustainable overall, option 3 is the one that should be pursued.
- 5.21 The approach in option 2 would be difficult to implement, as it is too prescriptive and does not offer enough flexibility to developers. Additionally, the Planning Guidance needs to be sufficiently linked to UDP policies. It is considered that policy seeking to control the replacement of large dwellings would not be linked sufficiently to UDP policies. It would therefore be outside the scope of the document to include such policy.
- 5.22 In addition it is not considered suitable to include policy requiring Lifetime Homes / wheelchair housing. This is a procedural concern. The requirement for all homes to be built to the Lifetime Homes Standard is contained in draft Regional Spatial Strategy for the North West. The Examination in Public process will consider the merits of such a requirement, and if it remains in RSS then it will

become part of Salford's Development Plan, and would therefore be a requirement of developers.

## 6. DETAILED APPRAISAL OF EFFECTS OF PREFERRED BROAD OPTION

6.1 Having established the clear sustainability and procedural benefits of Option 3, the next stage is to examine the effect of the particular plan policies for that Option. These have been grouped into the following four key policy areas:

- Securing a Mix of Dwellings;
- Delivering Affordable Homes; and
- Student Housing

6.2 The effects of the Planning Guidance, using the above policy groupings, have been assessed in detail under a series of headings in the Appraisal Matrices in Appendices 2, 3, and 4. Explanations of the terminology are outlined below:

### Impact Of Policies

6.3 The impact of the grouped policies against sustainability objectives were recorded on a 5 point scale as below:

++	Major Positive
+	Minor Positive
0	Neutral
-	Minor Negative
--	Major Negative

6.4 Other headings used in the tables include:

- *Timescale* - Three time cut-off points have been used to demonstrate whether the effect of the policies are considered likely to gather momentum over time or possibly peak at a certain point. They broadly equate to short ( 0-3 years), medium ( 5-10 years) and long term ( 10 + years) scenarios, which are considered reasonable in the context of the ability to deliver changes .
- *Certainty* - This relates to the level of confidence for which the predicted impact might be expected to occur.

- *Scale* - This relates to the spatial scale of predicted impacts. Whether the impacts will occur citywide or at a local / neighbourhood / site level.
- *Permanence* - This is an assessment of whether the predicted impacts will be permanent or likely to undergo a reversal after a period of time.
- *Secondary effects* are not a direct result of the plan, but occur as a result of an alternative pathway or programme which in itself is a result of the plan e.g. regeneration in relation to increasing population
- *Cumulative effects* arise when several small impacts, which individually are not significant, result in a combined effect which is significant.
- *Synergistic effects* occur when the total impact has greater value than the sum of the individual impacts e.g. General interest in healthy living which might be brought about by the increased level of physical activity stimulated by the proposals in the Planning Guidance.

6.5 The comments column allows some narrative to explain the predicted outcomes in terms of the detailed effects columns. The policies result in no negative impacts, however where positive impacts have been found, consideration has been given to how to encourage, speed up, create or perpetuate positive impacts.

### **Potential overall effects of the Planning guidance**

6.6 The matrices in Appendices 2, 3, and 4 show that the none of the sustainability objectives are affected negatively by the implementation of the Planning Guidance. Instead there are a number of neutral effects, whilst a large number are affected either positively or very positively.

6.7 The appraisal of the Planning Guidance policies seeking to secure a mix of dwellings (Appendix 2) has shown that the policies could:

- Secure a sustainable increase in the city's population by providing a good mix of housing to meet a wide variety of needs;
- Improve physical and mental health by improving the quality of life of residents;
- Reduce crime and fear of crime by engendering social cohesion in mixed communities;
- Increase the skills of the city's population by providing a good mix of dwellings (in terms of type and size) which are considered attractive to professionals / skilled workers;
- Improve accessibility of new housing and reduce the need to travel by ensuring the highest density developments are located in the most accessible locations; and
- Ensure new developments offer a range of choice in terms of dwelling type and size.

6.8 The detailed appraisal of the Affordable Housing Policies shows that these policies will primarily have the following positive impacts (see Appendix 4 for further details):

- Allow the city council to secure affordable housing as part of new developments
- Provide greater housing choice for those in affordable need;
- Have secondary benefits in terms of mental and physical health by allowing people to access decent affordable housing within their means, and without the worry of 'overstretching' themselves; and
- Potentially attract key workers to live in the city and secure the retention of graduates.

6.9 The Planning Guidance will provide further guidance to supplement UDP policy H7. It will set out what a developer will need to do to demonstrate that there is a need for student accommodation. Primarily the Guidance and UDP policies will ensure that where student accommodation is provided this contributes to mixed and sustainable communities, rather than being to the detriment of the sustainability and existing mix in communities. However the provision of better

quality accommodation may also help the city to retain graduates, who will then increase the skills and knowledge base of the city. See Appendix 5 for further details of the appraisal.

## 7. IMPLEMENTATION AND MONITORING

- 7.1 As the Planning Guidance is implemented it will be important to keep it under review and monitor the significant effects of the plan. This will allow the corroboration of the anticipated impacts, identify any unforeseen consequences and take appropriate mitigation / remedial action if necessary. It is anticipated that monitoring will be undertaken as part of the Annual Monitoring Report.
- 7.2 Monitoring measures should reflect the major areas of impact that the Planning Guidance is anticipated to have on sustainability objectives. This will include the following indicators which are considered to be measurable and for which some data is currently available

**Table 6 – Potential Indicators**

<b>Indicator</b>
Average annual number of new houses, split by number of bedrooms.
Average annual number of new apartments, split by number of bedrooms and by internal floorspace
Average annual number of affordable dwellings constructed, split by type of affordability
Average annual value of affordable housing commuted sums generated, and how they were used to provide affordable housing.

**APPENDIX 1 – Broad Assessment of Housing Planning Guidance Options (see page 7 for a summary of the different options)**

	Option 1 – Business as Usual		Option 2 – Produce SPD Approach A		Option 3 – Produce SPD Approach B Preferred Option	
	Effect	Comments / Mitigation	Effect	Comments / Mitigation	Effect	Comments / Mitigation
To secure a sustainable increase in the city's population	- -	Although it is envisaged that there will be an increase in the population of the city as a direct result of increased levels of housing development across the city, there is concern that this could be the 'wrong' type of housing in terms of affordability and dwelling mix (and so therefore not be a sustainable increase). The type of dwellings coming forward for development may not be of the right type to attract or retain new residents, and this may hinder the potential for population increase.	+ +	Will ensure new dwellings are of the right type, in the right location, and where appropriate affordable (and therefore more sustainable). Additionally should ensure that a wider range of dwelling types should come forward for development than at present. This will help to retain existing population and attract new residents into the city, by providing a greater choice and meeting the needs of more people.  The level of affordable housing is at a level which would not make development unviable, whilst dwelling mix requirements would be flexible enough so as to not deter development.	+	Will ensure new dwellings are of the right type, in the right location, and where appropriate affordable (and therefore more sustainable). Additionally should ensure that a wider range of dwelling types should come forward for development than at present. This will help to retain existing population and attract new residents into the city, by providing a greater choice and meeting the needs of more people.  The level of affordable housing is at a level which would not make development unviable, (and where the requirement would have an adverse impact on viability it may be reduced). However, the added flexibility may reduce the number of affordable houses coming forward and so less people may be attracted to the city.
To improve	-	Specific housing needs will	+	Ensuring that people have	+	Ensuring that people have

	Option 1 – Business as Usual		Option 2 – Produce SPD Approach A		Option 3 – Produce SPD Approach B Preferred Option	
	Effect	Comments / Mitigation	Effect	Comments / Mitigation	Effect	Comments / Mitigation
physical and mental health		not be met by the market without intervention. People will continue to live in unsuitable housing where there is a lack of choice in the market – this could have a detrimental impact on physical and mental health.		access to housing that meets their needs, and that a good mix of housing is on offer, is likely to lead to improved life quality and so therefore better physical and mental health.		access to housing that meets their needs, and that a good mix of housing is on offer, is likely to lead to improved life quality and so therefore better physical and mental health.
To protect and enhance biodiversity	0	Although house building has the potential to cause harm to biodiversity and other environmental features, the level and location of development, and policies concerned with the loss and harm to environmental features as a result of development, are set out in other policy/guidance outside the scope of this Planning guidance.	0	Although house building has the potential to cause harm to biodiversity and other environmental features, the level and location of development, and policies concerned with the loss and harm to environmental features as a result of development, are set out in other policy/guidance outside the scope of this Planning Guidance.	0	Although house building has the potential to cause harm to biodiversity and other environmental features, the level and location of development, and policies concerned with the loss and harm to environmental features as a result of development, are set out in other policy/guidance outside the scope of this Planning Guidance.
To protect and improve soil and land resources	0	See comments above (relating to biodiversity objective).	0	See comments above (relating to biodiversity objective).	0	See comments above (relating to biodiversity objective).
To protect and enhance water resources	0	See comments above (relating to biodiversity objective).	0	See comments above (relating to biodiversity objective).	0	See comments above (relating to biodiversity objective).
To improve air quality	0	See comments above (relating to biodiversity objective).	0	See comments above (relating to biodiversity objective).	0	See comments above (relating to biodiversity objective).
To reduce	0	See comments above	0	See comments above	0	See comments above (relating

	Option 1 – Business as Usual		Option 2 – Produce SPD Approach A		Option 3 – Produce SPD Approach B Preferred Option	
	Effect	Comments / Mitigation	Effect	Comments / Mitigation	Effect	Comments / Mitigation
contributions to climate change		(relating to biodiversity objective).		(relating to biodiversity objective).		to biodiversity objective).
To minimise the impacts of climate change	0	See comments above (relating to biodiversity objective).	+	Policy recognises that in certain parts of the city where there is a risk of flooding there may be a need for a particular form of mix and design solution (i.e. Apartments / townhouses).	+	Policy and reasoned justification recognise that in certain parts of the city where there is a risk of flooding there may be a need for a particular form of mix and design solution (i.e. Apartments / townhouses).
To ensure the prudent use of natural resources	0	See comments above (relating to biodiversity objective).	0	See comments above (relating to biodiversity objective).	0	See comments above (relating to biodiversity objective).
To protect and enable the appreciation of the city's heritage	0	Neutral effect – likely to be little impact either way	0	Neutral effect – likely to be little impact either way	0	Neutral effect – likely to be little impact either way
To maintain and enhance the quality and character of landscape and townscape	0	Neutral effect – likely to be little impact either way. Considered that guidance on the design of houses and its impact on townscape is adequately covered by design policies of the UDP, Conservation Area Appraisals, Design Codes etc.	0	Neutral effect – likely to be little impact either way. Considered that guidance on the design of houses and its impact on townscape is adequately covered by design policies of the UDP, Conservation Area Appraisals, Design Codes etc.	0	Neutral effect – likely to be little impact either way. Considered that guidance on the design of houses and its impact on townscape is adequately covered by design policies of the UDP, Conservation Area Appraisals, Design Codes etc.
To ensure light levels are appropriate to the situation	0	Neutral effect – likely to be little impact either way	0	Neutral effect – likely to be little impact either way	0	Neutral effect – likely to be little impact either way
To minimise noise	0	Neutral effect – likely to be	0	Neutral effect – likely to be	0	Neutral effect – likely to be little

	Option 1 – Business as Usual		Option 2 – Produce SPD Approach A		Option 3 – Produce SPD Approach B Preferred Option	
	Effect	Comments / Mitigation	Effect	Comments / Mitigation	Effect	Comments / Mitigation
pollution		little impact either way		little impact either way		impact either way
To reduce crime and the fear of crime	0	Crime and fear of crime will be addressed primarily through the Design and Crime SPD, and existing UDP Policies.	0 / +	Design and Crime SPD and UDP can sit alongside the Housing Planning Guidance.  The creation of mixed and vibrant communities is the primary aim of these policies. Such mixed and sustainable communities can engender social cohesion which in turn can have the potential to reduce the level and fear of crime.	0 / +	Design and Crime SPD and UDP can sit alongside the Housing Planning Guidance.  The creation of mixed and vibrant communities is the primary aim of these policies. Such mixed and sustainable communities can engender social cohesion which in turn can have the potential to reduce the level and fear of crime.
To maximise sustainable economic growth	- -	Dwelling mix will not be balanced or sustainable, or offer the opportunities for attracting professional highly skilled workers to live in the city. Providing a wide range of housing types is needed to help diversify the existing skills base.	+ +	Providing a range of dwellings will enable all people to live in a dwelling in a location of their choice at a price within their economic means. This option will provide suitable accommodation for particularly highly skilled workers, with an emphasis on maximising accessibility.	+ +	Providing a range of dwellings will enable all people to live in a dwelling in a location of their choice at a price within their economic means. This option will provide suitable accommodation for particularly highly skilled workers, with an emphasis on maximising accessibility.  In addition, the policy allows for intermediate affordable housing to be provided where needed –

	Option 1 – Business as Usual		Option 2 – Produce SPD Approach A		Option 3 – Produce SPD Approach B Preferred Option	
	Effect	Comments / Mitigation	Effect	Comments / Mitigation	Effect	Comments / Mitigation
						this has the potential to capture key workers to the city
To enhance economic inclusion	-	See comments above relating to sustainable economic growth objective.	++	See comments above relating to sustainable economic growth objective.	++	See comments above relating to sustainable economic growth objective.
To increase prosperity	-	See comments above relating to sustainable economic growth objective.	++	See comments above relating to sustainable economic growth objective.	++	See comments above relating to sustainable economic growth objective.
To improve the city's knowledge base	-	See comments above relating to sustainable economic growth objective.	++	See comments above relating to sustainable economic growth objective.	++	See comments above relating to sustainable economic growth objective.
To ensure that everyone has the access to a good home that meets their needs	--	<p>City council will not be able to require developers to provide affordable units as part of new developments.</p> <p>Without further guidance as to what the council understands by 'a balanced mix of dwellings', it is likely that there will continue to be large numbers of planning applications for apartment developments in inappropriate and unsustainable locations (with only a small proportion of larger family type dwellings coming forward).</p> <p>In addition the city council will not be able to require developers to provide more</p>	++	<p>Enables the council to be able to apply policy H4 of the UDP, and therefore secure affordable dwellings as part of new housing developments. The level at which the affordable housing requirement would be set would not make development unviable.</p> <p>Will enable the city council to achieve better mix of dwellings in new developments in terms of size, type and tenure, and also secure accommodation that is more accessible for those with limited mobility.</p>	+	Effects would be the same as under option 2. However this option does not require accessible homes through Lifetime Homes / Wheelchair housing standards, so potentially the ability to ensure that everyone has access to a good home is diminished.

	Option 1 – Business as Usual		Option 2 – Produce SPD Approach A		Option 3 – Produce SPD Approach B Preferred Option	
	Effect	Comments / Mitigation	Effect	Comments / Mitigation	Effect	Comments / Mitigation
		accessible accommodation, whilst it will be unclear about how a developer should demonstrate a need for student accommodation.		Recognises that different places within the city function differently and therefore the policy approach should reflect this.		
To improve accessibility to key facilities	-	The city council is currently receiving and granting planning permission for high density apartments schemes which are relatively inaccessible – likely that without further guidance on appropriate housing mix in different parts of the city this will continue.	+	Will influence the accessibility of new dwellings to key facilities, as it seeks to focus high density development (usually apartments) in the most accessible locations.	+	Will influence the accessibility of new dwellings to key facilities, as it seeks to focus high density development (usually apartments) in the most accessible locations.
To reduce the need to travel	-	The city council is currently receiving and granting planning permission for high density apartments schemes which are relatively inaccessible as UDP policy need clarification. Likely that without further guidance on appropriate housing mix, this will continue and people's need to travel to access services and facilities will continue to increase.	++	Will influence the accessibility of new dwellings to key facilities, as it seeks to focus high density development (usually apartments) in the most accessible locations. As a result there will be less development (as it will have to be at a lower density) in the less accessible locations, and so therefore people's need to travel will be reduced.	++	Will influence the accessibility of new dwellings to key facilities, as it seeks to focus high density development (usually apartments) in the most accessible locations. As a result there will be less development (as it will have to be at a lower density) in the less accessible locations, and so therefore people's need to travel will be reduced.

	Option 1 – Business as Usual		Option 2 – Produce SPD Approach A		Option 3 – Produce SPD Approach B Preferred Option	
	Effect	Comments / Mitigation	Effect	Comments / Mitigation	Effect	Comments / Mitigation
To reduce traffic volumes	-	The city council is currently receiving and granting planning permission for high density apartments schemes which are relatively inaccessible (in terms of access to public transport) as UDP is not sufficiently rigorous of clear. Likely therefore that without further guidance on the appropriate housing mix in different parts of the city this will continue. As a result there will be a need for people to travel to access services.	++	Will influence the accessibility of new dwellings to key facilities, as it seeks to focus high density development (usually apartments) in the most accessible locations. As a result there will be less development in less accessible locations, and more in the accessible locations where there are good public transport services (e.g. bus, metrolink, railway).	++	Will influence the accessibility of new dwellings to key facilities, as it seeks to focus high density development (usually apartments) in the most accessible locations. As a result there will be less development in less accessible locations, and more in the accessible locations where there are good public transport services (e.g. bus, metrolink, railway).
To improve community cohesion	-	At present it is not considered that communities are either mixed or sustainable – not likely to alter organically without intervention.	+	The SPD will help to create more mixed and sustainable communities that are vibrant and offer a choice of housing in terms of type, tenure and affordability.	+	The SPD will help to create more mixed and sustainable communities that are vibrant and offer a choice of housing in terms of type, tenure and affordability.
To increase involvement in decision-making	0	Neutral effect – likely to be little impact either way	++	Final Policies are to be drafted in consultation with the public and interested parties, and will set out clear requirements in terms of dwelling mix. The policies will bring greater clarity and accessibility to development control	++	Final Policies are to be drafted in consultation with the public and interested parties, and will set out clear requirements in terms of dwelling mix. The policies will bring greater clarity and accessibility to development control decision making.

	Option 1 – Business as Usual		Option 2 – Produce SPD Approach A		Option 3 – Produce SPD Approach B Preferred Option	
	Effect	Comments / Mitigation	Effect	Comments / Mitigation	Effect	Comments / Mitigation
				decision making.		
To improve perceptions of the city	0 / -	Housing markets in the city are not currently mixed and sustainable and not introducing this SPD would not allow the city council to make the necessary interventions required to improve the city's housing markets and therefore the city's image and perceptions of it will not improve.	0 / +	It is considered that the introduction of the Planning guidance will help to create more balanced and sustainable housing markets – this will raise the city's image and people's perceptions of it.	0 / +	It is considered that the introduction of the Planning guidance will help to create more balanced and sustainable housing markets – this will raise the city's image and people's perceptions of it.
<b>Sub-Objectives</b>						
To ensure an adequate supply of affordable housing	--	The city council will not be able to secure affordable dwellings as part of new build residential developments as they will not have demonstrated the level and location of affordable housing need. Therefore policy H4 of the UDP could not be applied. As a result, the city council will need to achieve the provision of affordable units through alternative methods outside of the planning system.	+	Option allows the city council to require developers to provide affordable housing in developments, and a mixed and varied supply at a level which reflects the demonstrable need and would not place undue restrictions on developers in terms of the viability in delivering schemes.  The policy preference is for social rented units, although intermediate units may be acceptable.	++	Option allows the city council to require developers to provide affordable housing in developments, and a mixed and varied supply at a level which reflects the demonstrable need and would not place undue restrictions on developers in terms of the viability in delivering schemes.  This option would deliver a more varied mix of affordable units than under option 2. The most appropriate forms of affordable housing (either social rented, shared ownership/equity, and discounted market housing) will

	Option 1 – Business as Usual		Option 2 – Produce SPD Approach A		Option 3 – Produce SPD Approach B Preferred Option	
	Effect	Comments / Mitigation	Effect	Comments / Mitigation	Effect	Comments / Mitigation
						be determined according to need. This option is therefore likely to deliver more diverse forms of affordable housing.
To ensure an adequate mix of housing to secure mixed, sustainable communities	- -	Policy H1 of the UDP states that all new developments should contribute to the provision of a balanced mix of dwellings in the local area in terms of size, type, tenure and affordability. However it is unclear about what the council considers to be a balanced mix, and therefore it is unlikely that new developments will provide this balanced mix without any additional guidance.	+ +	Clarifies what the council understands by a balanced mix of dwellings in terms of size, type, tenure and affordability. Mix takes account of accessibility, the existing mix and functions of neighbourhoods/ markets. Should ensure that a choice of affordable housing comes forward. Overall will therefore result in more mixed and sustainable communities.	+ +	Clarifies what the council understands by a balanced mix of dwellings in terms of size, type, tenure and affordability. Mix takes account of accessibility, the existing mix and functions of neighbourhoods/ markets. Should ensure that a choice of affordable housing comes forward. Overall will therefore result in more mixed and sustainable communities.  Effects would be the same as under option 2. However this option does not require accessible homes through Lifetime Homes / Wheelchair housing standards, so potentially the ability to ensure that everyone has access to a good home is diminished.
<b>Sustainability Summary</b>	The lack of an SPD is thought to be unsustainable as; the city council would not be able to request affordable units from developers as part of new		Provides opportunities for expanding on UDP policies by: seeking to achieve a better mix of dwellings; providing developers with greater up-front clarity;		Provides opportunities for expanding on the UDP policies in most sustainable manner, which seek to achieve a better mix of dwellings; provides developers with greater	

	Option 1 – Business as Usual		Option 2 – Produce SPD Approach A		Option 3 – Produce SPD Approach B Preferred Option	
	Effect	Comments / Mitigation	Effect	Comments / Mitigation	Effect	Comments / Mitigation
	developments; and the mix of dwellings coming forward for development would not contribute to the creation of mixed and sustainable communities.		<p>allowing the city council to insist on developers providing affordable units as part of schemes; and contributing to helping to meet a number of social and economic objectives.</p> <p>The city council would be able to secure more accessible accommodation through the requirement for Lifetime Homes / Wheelchair Housing, and give clarity to providers of student accommodation.</p>		<p>up-front clarity; would allow the city council to insist on developers providing affordable units as part of schemes; and it is likely to contribute to helping to meet a number of social and economic objectives.</p> <p>The city council would also be able to and give clarity to providers of student accommodation.</p>	

## APPENDIX 2 – DETAILED ASSESSMENT OF POLICIES SEEKING TO SECURE A MIX OF DWELLINGS (policies HOU1 and HOU2)

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
To secure a sustainable increase in the city's population	+	++	++	High	City	Long term		<p>Policies will ensure that a good mix of new housing comes forward at densities appropriate to their location, and having regard to the functions and make up of the different housing markets. A better mix of housing will appeal to more people, and so should attract more to live in the city. Positive benefits can be maximised by ensuring that housing needs within the city are monitored closely – this will be aided by close assessment of the city's housing markets. If needs are monitored the council can plan to meet need and as a consequence increase population levels in a sustainable manner.</p> <p>A greater increase in population could come if policies set out higher densities citywide (i.e. In the form of apartments). However, although no restrictions on the level of apartments may lead to an actual population increase, this would not be sustainable or address the skewed nature of the city's housing markets and therefore was rejected as a policy option.</p>
To improve physical	0/+	0/+	0/+	Medium	City	Long term	Secondary	More likely people will have better access to

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
and mental health								<p>a range of housing that better meets their needs – if people are more easily able to satisfy their housing needs and live in accommodation suited to their needs, this is likely to lead to improved life quality and therefore physical and mental health. There is also a link between small dwelling size and mental health, and it is considered that ensuring that small dwellings (i.e. studios and one bedroom apartments) do not predominate can help mental well being.</p> <p>Benefits can be maximised by encouraging access to open space of new housing developments – Greenspace Strategy will have a positive cumulative impact.</p> <p>Physical and mental health however could be improved if new dwellings were located only in those areas with access to good quality open space and recreation provision. However, would not be appropriate for inclusion in policies as recreation and open space are not always in the most accessible locations. Approach would not take account of advice in PPG3, and may consequently spoil the benefits of the recreation/open space.</p>
To protect and enhance biodiversity	0	0	0	High	n/a	n/a	n/a	n/a
To protect and improve soil and land resources	0	0	0	High	n/a	n/a	n/a	n/a

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
To improve air quality	0	0	0	High	n/a	n/a	n/a	n/a
To reduce contributions to climate change	0	0	0	High	n/a	n/a	n/a	n/a
To minimise the impacts of climate change	0	0	0	High	n/a	n/a	n/a	n/a
To ensure the prudent use of natural resources	0	0	0	High	n/a	n/a	n/a	n/a
To protect and enable the appreciation of the city's heritage	0	0	0	High	n/a	n/a	n/a	n/a
To maintain and enhance the quality and character of landscape and townscape	0	0	0	High	n/a	n/a	n/a	n/a
To ensure light levels are appropriate to the situation	0	0	0	High	n/a	n/a	n/a	n/a
To minimise noise pollution	0	0	0	High	n/a	n/a	n/a	n/a
To reduce crime and the fear of crime	0 / +	0 / +	0 / +	Medium	City	Long term	Secondary	<p>Creation of mixed and vibrant communities is the primary aim of these policies. Mixed and sustainable communities can engender social cohesion which in turn can have the potential to reduce the level and fear of crime.</p> <p>Likely that crime and fear and crime in new developments could be further reduced if the design of new dwellings takes account of 'designing out crime' principles. The design</p>

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
								of dwellings and its relationship to crime is set out in the Design and Crime SPD and parent policies in the UDP, so no need to repeat this in Housing Planning guidance.
To maximise sustainable economic growth	+	++	++	High	City	Long term	Secondary	<p>Policy seeks to prioritise high density around employment nodes (such as town centres and the regional centre), and ensure a wider choice of dwelling types come forward that can meet a wide spectrum of needs and attract more skilled workers. Specific benefits (as a result of increased income) may be gleaned from attracting professionals / skilled workers through executive housing.</p> <p>In order to maximise economic growth it is important that as well as a good supply of high quality housing, there is a range of employment opportunities in the city in accessible locations. Important to protect existing employment and attract new investment to the city – UDP policy protecting employment and mixed use areas will support this.</p> <p>It could be that in order to speed up sustainable economic growth there is a need for gentrification citywide. Therefore policy should seek to attract only high earners and not provide for all housing needs (i.e. provide dwellings at the ‘top end’ of the market but not for those at the lower</p>

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
								end of the market who have less disposable income). Not considered sustainable, or likely to lead to balanced and mixed communities so not appropriate for inclusion in policy.
To enhance economic inclusion	+	++	++	High	City	Long term	Primary / secondary	Providing a mix of house types enables choice, allowing people a choice of dwellings in locations close to employment areas - therefore increasing the accessibility of said jobs. Furthermore economic growth created by skilled 'executives' moving in will have positive benefits for the economy.
To increase prosperity	+	++	++	High	City	Long term	Primary / secondary	As above (see comments relating to economic inclusion)
To improve the city's knowledge base	+	++	++	High	City	Long term	Primary / secondary	Providing the right types of houses in the right places will attract more skilled workers to the city and therefore the knowledge base will improve.
To ensure that everyone has access to a good home that meets their needs	++	++	++	High	City	Long term		<p>Ensuring that there is a mix of dwellings within the different housing markets in the city is one of the primary purposes of these policies. These policies of the Planning Guidance seek to ensure that this mix is balanced and ensure that housing needs are met, and that those factors which are the reason for particular markets functioning well are preserved.</p> <p>In particular areas, HMR and regeneration initiatives (through partnerships) will be important in ensuring that new homes come forward that meet people's needs. In the</p>

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
								<p>existing stock meeting the Decent Homes Standard will be a key linkage into the Planning Guidance.</p> <p>In order to better ensure that everyone has access to a good home that meets their needs, policies could require a standard mix of house types, bed spaces etc in all developments at a level which reflects the overall existing mix of housing at the national level. However considered unworkable, would not offer flexibility, would not meet identified needs, nor would it take account of the vision for particular parts of the city and their existing functions.</p>
To improve accessibility to key facilities	+	+	+	High	City	Long term		<p>The policies in the Planning Guidance ensure a mix of dwellings will come forward across the city in a choice of locations, with a particular emphasis on higher densities in the vicinity of town and neighbourhood centres and in other accessible locations.</p> <p>Positive benefits can be maximised if the city council ensures that major trip generating developments are located only in the most accessible locations (in line with the sequential approach to development). Also a need for a co-ordinated approach to planning for new developments between spatial planning and highway planning.</p> <p>The policies do still allow for high density</p>

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
								apartment developments outside of the most accessible locations (although at a lower proportion than in places such as the regional centre and town / neighbourhood centres). It may be that a restriction is placed on the level of development, outside of the most accessible locations in order further seek to ensure that new developments only come forward in the most accessible locations. However the policies in the Planning Guidance effectively already do this through locating high density apartments in the most accessible locations, with less development coming forward elsewhere. The development outside of the most accessible location is usually at a lower density and is needed to contribute to more balanced and mixed communities by widening choice and providing alternatives to apartments.
To reduce the need to travel	+	+	+	High	City	Long term		As above (see comments relating to accessibility to key facilities).  Positive benefits of the policies can be maximised if the city council ensures that major trip generating developments are located only in the most accessible locations (in line with the sequential approach to development). Co-ordinated approach necessary between spatial planning and highway planning.
To reduce traffic	+	+	+	High	City	Long term	Secondary	As above (see comments relating to

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
volumes								accessibility to key facilities).  Positive benefits of the policies can be maximised if the city council ensures that major trip generating developments are located only in the most accessible locations (in line with the sequential approach to development). Co-ordinated approach necessary between spatial planning and highway planning.
To improve community cohesion	+	+	+	High	City	Long term		Policies that seek to ensure a good mix of dwelling types (and also prices) will result in a good range of different people from different backgrounds living alongside each other in the same communities. This will ensure new developments avoid exclusion.  To further ensure community cohesion, Planning Guidance could seek to only allow dwellings types that reflect the existing mix in each area. This would ensure that conflict between those already living in an area and those moving into the area as a result of a new developments are minimised. Does not however take account of the need to diversify particular parts of the city's housing stock in order to address the skewed nature of some housing markets.
To increase involvement in decision-making	+	+	+	Medium / High	City	Long term	Secondary	Policies are drafted in consultation with the public and interested parties, and set out clear requirements in terms of dwelling mix. The policies will bring greater clarity and

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
								accessibility to development control decision making.
To improve perceptions of the city	+	+	+	High	City	Long term	Secondary	<p>Providing housing to meet a variety of different needs will have a positive impact on the quality of life for the city's population, and has the potential to raise people's perceptions of the city. This is key to attracting new people to the city.</p> <p>In order to further improve the perception of the city through dwelling mix policy, the city could consider permitting only high quality prestige developments in areas like Salford Quays and Chapel Street, and in other areas developments aimed at the top end of the market. However would not cater for the needs of all, and would not encourage mixed communities.</p>
<b>Sub-objectives</b>								
To ensure an adequate supply of affordable housing	++	++	++	High	City	Long term	Cumulative	A range of house types will provide greater housing choice, and also ensure new and existing residents are able to purchase housing within their means from this choice. Those in identified housing needs will be specifically provided through the affordable housing policies (which clarify UDP policy H4).
To ensure an adequate mix of housing to secure mixed, sustainable	++	++	++	High	City	Long term		The primary purpose of these policies is to ensure an adequate mix of housing which can help secure mixed and sustainable communities.

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
communities								In order to better ensure that everyone has access to a good home that meets their needs policies could require a standard mix of house types, bed spaces etc in all developments at a level which reflects the overall existing mix of housing at the national level. However considered unworkable, would not offer flexibility, would not meet identified needs, nor would it take account of the vision for particular parts of the city and their existing functions.

## APPENDIX 3 – DETAILED ASSESSMENT OF AFFORDABLE HOUSING POLICIES (policies HOU3 to HOU6)

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
To secure a sustainable increase in the city's population	+	++	++	High	City	Long term		<p>Securing affordable housing as part of new developments will provide greater housing choice and meet identified needs, thereby ensuring population retainment and also attracting new residents to the city. Those people in affordable need will not have to move outside of the city, whilst the provision of affordable housing in schemes may attract residents from outside the city.</p> <p>Positive benefits can be maximised by ensuring that housing needs within the city are monitored closely – this will be aided by close assessment of the city's housing markets. If needs are monitored the council can plan to meet need and as a consequence increase population levels in a sustainable manner.</p>
To improve physical and mental health	+	+	+	High	City	Long term	Secondary	<p>Providing affordable housing in all new developments above set thresholds gives everyone the opportunity to live in a decent home within their means. This will have secondary benefits in terms of physical and mental health benefits, as more people will be able to live within a home that suits their needs.</p>

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
								<p>Physical and mental health however could be improved if new affordable dwellings were located only in those areas with high accessibility to good quality open space and recreation provision. However, recreation and open space are not always in the most accessible locations. Approach would not take account of advice in PPG3, and may consequently spoil the benefits of the recreation/open space.</p> <p>Benefits can though be maximised by encouraging by access to open space of new housing developments – Greenspace Strategy will have a positive cumulative impact.</p>
To protect and enhance biodiversity	0	0	0	High	n/a	n/a	n/a	n/a
To protect and improve soil and land resources	0	0	0	High	n/a	n/a	n/a	n/a
To improve air quality	0	0	0	High	n/a	n/a	n/a	n/a
To reduce contributions to climate change	0	0	0	High	n/a	n/a	n/a	n/a
To minimise the impacts of climate change	0	0	0	High	n/a	n/a	n/a	n/a
To ensure the prudent use of natural resources	0	0	0	High	n/a	n/a	n/a	n/a
To protect and enable the appreciation of the	0	0	0	High	n/a	n/a	n/a	n/a

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
city's heritage								
To maintain and enhance the quality and character of landscape and townscape	0	0	0	High	n/a	n/a	n/a	n/a
To ensure light levels are appropriate to the situation	0	0	0	High	n/a	n/a	n/a	n/a
To minimise noise pollution	0	0	0	High	n/a	n/a	n/a	n/a
To reduce crime and the fear of crime	0	0	0	High	n/a	n/a	n/a	n/a
To maximise sustainable economic growth	+	+	+	Medium-High	City	Long term	Secondary	<p>Provision of affordable homes will enable people to live within their means in their choice of location, so therefore providing greater disposable income and potentially access to employment opportunities.</p> <p>The impact of the policy and its relationship to economic growth could be enhanced if the requirement for affordable housing was lower (i.e. more open market dwellings in schemes) – those in need of affordable housing generally have less disposable income than those who can access market housing. However this approach is not considered sustainable as it ignores the needs of those who cannot purchase property on the open market without financial assistance.</p>
To enhance economic inclusion	+	+	+	High	City	Long term	Secondary	Provides an opportunity for those without the means to purchase property on the open

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
								market to be able to access decent housing. Intermediate housing developments in particular allow occupiers to gain the benefits that home ownership can bring (financially in terms of having equity and making profit if house prices continue to increase).
To increase prosperity	+	+	+	Medium-High	City	Long term	Secondary	See above (for comments relating to sustainable economic inclusion)
To improve the city's knowledge base	0 / +	0 / +	0 / +	High	n/a	n/a	Secondary	Provision of affordable housing may help to attract skilled workers to the city, such as key workers or those who have recently graduated from university. This can help to increase the skills base of the city. Positive effects of these policies could be increased if a requirement was made that a certain percentage of affordable dwellings should be reserved for those with high qualifications (e.g. Graduates). However considered unworkable as it is it is not targeted upon need.
To ensure that everyone has access to a good home that meets their needs	++	++	++	High	City	Long term		Allows the city council to clarify policy H4 of the UDP, and so therefore require developers to provide affordable housing as part of new developments. This means that those in housing need are able better able to access a decent affordable house that meets their housing needs. A higher percentage of affordable housing required in new developments was considered – however danger that this could make developments unviable and actually lead to

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
								less affordable dwellings coming forward as a consequence.
To improve accessibility to key facilities	+	+	+	High	City	Long term	Secondary	<p>Ensure that those in affordable housing need have access to a choice of dwellings which will enable them to live in close proximity to key facilities, employment, retailing etc. Affordable units will be required in all new developments – this includes those schemes located in the most accessible parts of the city.</p> <p>Positive benefits can be maximised if the city council ensures that major trip generating developments are located only in the most accessible locations (in line with the sequential approach to development). Also a need for a co-ordinated approach to planning for new developments between spatial planning and highway planning.</p> <p>Consideration given to having a higher requirement for affordable units in those schemes in the most accessible locations to maximise accessibility benefits. However considered unworkable given that the highest land values are generally in those areas that are most accessible (such as in the regional centre). Such a requirement could make development unviable.</p>
To reduce the need to travel	0 / +	0 / +	0 / +	High	City	Long term	Secondary	See above (for comments relating to improving accessibility to key facilities).
To reduce traffic	0 / +	0 / +	0 / +	High	City	Long term	Secondary	See above (for comments relating to

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
volumes								improving accessibility to key facilities).
To improve community cohesion	+	+	+	High	City	Long term	Secondary	Policies will ensure that new developments are of mixed tenure and will avoid the exclusion / separation of those with affordable need from mainstream market housing developments. Recognise however that mixed tenure developments may create tensions between owner occupiers and social tenants). Therefore in order for the benefits of the approach to be maximised need to ensure that there is good management of the affordable stock by the RSL or other approved organisation.
To increase involvement in decision-making	+	+	+	Medium / High	City	Long term	Positive / Secondary	Policy to be drafted in consultation with the public and will set out clear requirements in terms of affordable housing provision. Bring greater clarity and accessibility to development control decision making.
To improve perceptions of the city	+	+	+	High	City	Long term	Secondary	Providing housing to meet people's needs will have a positive impact on the quality of the city's population, and so therefore has potential to raise perceptions of the city.
<b>Sub-objectives</b>								
To ensure an adequate supply of affordable housing	++	++	++	High	City	Long term		Primary purpose of policies is to ensure an adequate supply of affordable housing comes forward, by requiring all new developments to provide an element (20%) of affordable housing.  A higher percentage of affordable housing required in new developments was

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
								considered – however danger that this could make developments unviable and actually lead to less affordable dwellings coming forward as a consequence.
To ensure an adequate mix of housing to secure mixed, sustainable communities	++	++	++	High	City	Long term	Cumulative	Alongside policies requiring a mix of dwelling types and sizes in all developments, the policy will ensure an adequate and mixed supply of affordable housing units are provided in terms of tenure. Preference for affordable housing to be provided on site should ensure that mixed developments come forward, that contain a variety of tenures.

## APPENDIX 4 – DETAILED ASSESSMENT OF STUDENT HOUSING POLICY (policy HOU7)

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
To secure a sustainable increase in the city's population	0 / +	0 / +	0 / +	Medium - High	City	Long term	Secondary	If students live in the city in high quality accommodation during their studies then they may choose to stay within the city after graduation. This has the potential to increase the city's population.
To improve physical and mental health	0	0	0	High	n/a	n/a	n/a	n/a
To protect and enhance biodiversity	0	0	0	High	n/a	n/a	n/a	n/a
To protect and improve soil and land resources	0	0	0	High	n/a	n/a	n/a	n/a
To improve air quality	0	0	0	High	n/a	n/a	n/a	n/a
To reduce contributions to climate change	0	0	0	High	n/a	n/a	n/a	n/a
To minimise the impacts of climate change	0	0	0	High	n/a	n/a	n/a	n/a
To ensure the prudent use of natural resources	0	0	0	High	n/a	n/a	n/a	n/a
To protect and enable the appreciation of the city's heritage	0	0	0	High	n/a	n/a	n/a	n/a
To maintain and	0	0	0	High	n/a	n/a	n/a	n/a

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
enhance the quality and character of landscape and townscape								
To ensure light levels are appropriate to the situation	0	0	0	High	n/a	n/a	n/a	n/a
To minimise noise pollution	0	0	0	High	n/a	n/a	n/a	n/a
To reduce crime and the fear of crime	0	0	0	High	n/a	n/a	n/a	n/a
To maximise sustainable economic growth	+	+	+	High	City	Long term	Cumulative	Policy provides clarity to UDP policy H7 in terms of the provision of student accommodation. Attracting students to the city has the potential to increase the skilled workforce level (if they stay after graduation).
To enhance economic inclusion	0	0	0	High	n/a	n/a	n/a	n/a
To increase prosperity	0	0	0	High	n/a	n/a	n/a	n/a
To improve the city's knowledge base	+	+	+	High	City	Long term	Cumulative	See comments above (relating to maximising sustainable economic growth)
To ensure that everyone has access to a good home that meets their needs	0 / +	0 / +	0 / +	High	City	Long term		Policy will clarify policy H7 which seeks to ensure that high quality student accommodation comes forward for development, meeting the needs for students.
To improve accessibility to key facilities	0	0	0	High	City	Long term	Cumulative	Provides clarity for the application of policy H7 which among other things seeks to ensure student accommodation is accessible to key facilities (such as the University campus).
To reduce the need to	0	0	0	High	City	Long term	Cumulative	See comments above (relating to

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
travel								improving accessibility to key facilities).
To reduce traffic volumes	0	0	0	High	City	Long term	Cumulative	See comments above (relating to improving accessibility to key facilities).
To improve community cohesion	0 / +	0 / +	0 / +	High	City	Long term	Secondary / cumulative	An over concentration of student accommodation can sometimes be to the detriment of an area. This policy clarifies UDP policy H7 which seeks to ensure that such accommodation is only provided where there is a need and it is not to the detriment of the local community.
To increase involvement in decision-making	+	+	+	Medium - High	City	Long term	Secondary	Policy to be drafted in consultation with the public and will set out clear requirements in terms of how a developer can demonstrate that there is a need for student accommodation. Brings greater clarity and accessibility to development control decision making.
To improve perceptions of the city	+	+	+	High	City	Long term	Secondary / Cumulative	Important to encourage students to live in the city, but necessary that student 'ghettos' do not occur as a result of such provision. UDP policy H7 will ensure that this does not happen and the Guidance can support this. The provision of good quality student accommodation will be key in improving the perceptions among students as the city being a place where they want to live during their studies, and may remain in the city following their studies.
<b>Sub-objectives</b>								
To ensure an adequate	0	0	0	High	n/a	n/a	n/a	n/a

SA Objective	Timescale			Certainty	Scale	Permanent ?	Secondary, cumulative, synergistic	Comments / Mitigation
	0-3 yrs	3-10 yrs	10+ yrs					
supply of affordable housing								
To ensure an adequate mix of housing to secure mixed, sustainable communities	0 / +	0 / +	0 / +	High	City	Long term	Secondary / cumulative	The Planning Guidance clarifies UDP policy H7 and will ensure that where student accommodation is provided this contributes to mixed and sustainable communities, rather than being to the detriment of the sustainability and mix in communities.