

# PROPOSED INTERIM HOUSING FIGURE SUSTAINABILITY APPRAISAL

## 1. Introduction

- 1.1 The Government's proposed revocation of the Regional Strategy would leave Salford without any identified housing requirement in its development plan.
- 1.2 The city council is consulting on the use of an interim housing figure and indicative phasing which would be used until such time as the Core Strategy for Salford is adopted. The details of this are set out below:

### *Total housing requirement*

- Net increase of at least 22,000 dwellings in Salford over the period 2010-2030

### *Indicative phasing (all figures are net)*

- 2010-2015            2,000 dwellings
- 2015-2020           6,000 dwellings
- 2020-2025           7,000 dwellings
- 2025-2030           7,000 dwellings

- 1.3 The calculation of Salford's five-year housing land requirement would be based on this phasing. Any under or overprovision in relation to that phasing from the start date of April 2010 would be taken into account in that five-year housing land requirement calculation, with it gradually being made up or offset over the rest of the period up to 2030.

### *Screening for strategic environmental assessment*

- 1.4 The adoption of an interim housing figure is not required by any legislative, regulatory or administrative provisions<sup>1</sup>, and consequently it is not considered necessary to undertake a strategic environmental assessment of it.

### *Sustainability appraisal*

- 1.5 This sustainability appraisal has been produced to provide an assessment of the main sustainability implications of utilising the proposed interim housing figure rather than that identified for Salford in the current Regional Strategy. Policy L4 of the Regional Spatial Strategy, which forms part of the Regional Strategy, identifies a total housing provision figure for Salford over the period 2003-2021 of 28,800 net of clearance replacement. This equates to an average of 1,600 dwellings per annum for the period 2003-2021, whereas the

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<sup>1</sup> Article 2(a) of European Directive 2001/42/EC (the SEA Directive), as translated into The Environmental Assessment of Plans and Programmes Regulations 2004 (see definition of 'plans and programmes' under Regulation 2(1))

proposed interim housing figure equates to an average of 1,100 dwellings per annum for the period 2010-2030.

- 1.6 The sustainability appraisal is based around the 22 sustainability objectives that have been used in the appraisal of the Core Strategy.

*Making comments*

- 1.7 If you would like to make any comments on this sustainability appraisal then please ensure that the city council receives your comments no later than **4.30pm on Monday 1 August 2011**.

- 1.8 Comments may be made by any of the following means:

- By e-mail to [plans.consultation@salford.gov.uk](mailto:plans.consultation@salford.gov.uk)
- By fax to 0161 793 3782
- By post to:

Interim Housing Figure Consultation  
Spatial Planning  
Salford Civic Centre  
Chorley Road  
Swinton  
M27 5BY

- 1.9 If you have any questions about this document, or wish to discuss any aspects of it in detail, then please phone 0161 793 2664.

**2. Appraisal of the interim housing figure**

	Sustainability objective	Impact of interim housing figure compared to continuing to use the Regional Strategy figure
1	To secure a self-sustaining and balanced population sufficient to support a full range of local services	The interim housing figure is intended to be sufficient to meet the housing needs generated by demographic change and economic development within the city. It should therefore be sufficient to secure a self-sustaining population. The balance of that population will depend on the distribution and type of housing that is delivered. The interim housing figure is lower than the Regional Strategy figure, and would therefore be expected to result in a lower population increase. If this were the case then the Regional Strategy figure would be more beneficial in terms of increasing the population and available expenditure to support local shops and services, although this would be moderated by the relatively constrained role of Salford's centres and would probably be less significant than the expenditure growth amongst the existing population.
2	To improve physical and mental health	Consultation responses on the Core Strategy suggest that concerns over very large amounts of new housing development could impact negatively on mental health, particularly if it requires the loss of greenfield or Green Belt land that people value. The potential need to release such land for housing development would be lower with the interim housing figure than the Regional Strategy figure. If a lower housing figure in Salford is not taken into account by other districts in the sub-region then there is a risk that there may be a shortage of housing compared to demand elsewhere, which could negatively impact on physical and mental health if it results in people living in accommodation that is unable to properly meet their needs.
3	To protect, enhance and restore biodiversity resources	The amount of land required for housing development would be lower with the interim housing figure than the Regional Strategy figure, all other things being equal. This should lead to fewer existing habitats being adversely affected by residential development in Salford, and make it easier to accommodate new and existing habitats within new development through lower densities.

	Sustainability objective	Impact of interim housing figure compared to continuing to use the Regional Strategy figure
4	To protect and improve soil and land resources	The amount of land required for housing development would be lower with the interim housing figure than the Regional Strategy figure, all other things being equal. The prolonged use of the Regional Strategy figure would be likely to require significant release of greenfield land for residential development, potentially including some higher grade agricultural land. Some limited greenfield land release may be required under the interim housing figure, but significantly less than if the Regional Strategy figure were to be used.
5	To protect, enhance and restore geological resources	It would seem unlikely that there would be any significant impact on geological resources as a result of either figure being used.
6	To protect and enhance water resources	The use of the Regional Strategy figure would place significantly greater pressures on water supply than the interim housing figure, but previous discussions with United Utilities as part of the Core Strategy process have suggested that this could be managed and there should not be any major difficulties in ensuring an adequate water supply for that scale of residential development.
7	To minimise the risk and impacts of flooding	The amount of land required for housing development would be lower with the interim housing figure than the Regional Strategy figure, all other things being equal. Depending on the availability of alternative sites, this would be expected to reduce the amount of new housing that would need to be accommodated within the 1 in 100 and 1 in 1,000 flood risk areas. The interim housing figure should therefore lead to fewer people being directly affected by flood risk. The lower amount of land required under the interim housing figure could also potentially make it less likely that new residential development would exacerbate flood risk through increased surface runoff, although this would depend on the policy approach on this issue (i.e. there should be no difference between the housing figures if the city council were to require that residential development should not result in an increase in surface water runoff on any site). In addition, the lower housing figure would allow lower development densities, which in turn could provide additional opportunities to incorporate sustainable drainage systems that could reduce the risks and impacts of flooding.

	Sustainability objective	Impact of interim housing figure compared to continuing to use the Regional Strategy figure
8	To improve air quality	The interim housing figure would be expected to generate fewer traffic movements within Salford compared to a higher amount of residential development using the Regional Strategy figure, which should lead to fewer negative air quality impacts. However, if the residential development is still required then there is a risk that it will be provided in more peripheral locations outside the city and people might still drive through Salford in order to access the main concentration of employment opportunities in the Regional Centre (if suitable public transport is not available), which could exacerbate air quality problems around parts of the strategic highway network.
9	To minimise contributions to climate change	The lower scale of residential development would be expected to result in lower greenhouse gas emissions within Salford. However, if development simply takes place elsewhere then this is unlikely to result in overall carbon savings, and it could potentially even increase emissions if those locations are less accessible than alternatives in Salford and consequently result in greater travel demands.
10	To minimise the use of non-renewable resources	The lower scale of residential development would be expected to result in less use of non-renewable resources within Salford. However, if development simply takes place elsewhere then the overall use of resources could be the same.
11	To protect, enhance, and enable the appreciation of, the city's heritage	The interim housing figure is likely to result in lower density housing schemes and/or less land being required for residential development. This should reduce the pressures to permit development that could adversely affect Salford's heritage, particularly in terms of high density apartments that could negatively impact on the setting of listed buildings or the character and appearance of conservation areas. The interim housing figure is not a maximum, so it should not affect the ability to support appropriate residential conversions of historic buildings.
12	To maintain and enhance the quality and character of landscape and townscape	A reduction in the housing figure would be expected to reduce the pressure to permit schemes that would detract from the quality of the townscape and landscape. Retaining the Regional Strategy figure would be likely to require more suburban infill developments that involve the loss of gardens, higher density schemes that change the character of neighbourhoods, and more greenfield developments that significantly alter local landscapes.

	Sustainability objective	Impact of interim housing figure compared to continuing to use the Regional Strategy figure
13	To protect and enhance amenity	A lower housing figure should reduce the need to permit developments that adversely impact on existing residents or that would not fully meet the city's minimum separation distances that are used to ensure new residents have a high standard of amenity. Previous consultations on the Core Strategy have suggested that residents are concerned that a significant increase in the number of households in their community could have a more general impact on their amenity, for example through increased traffic congestion.
14	To reduce crime and the fear of crime	The interim housing figure would not be expected to reduce the amount of investment in regeneration areas, as it is assumed that these would still be prioritised as a location for new housing. The impact on crime and the fear of crime very much depends on detailed design issues, and neither the Regional Strategy figure nor the interim housing figure would be expected to be inherently better or worse in this regard.
15	To maximise economic growth that can be sustained in the long-term	The interim housing figure has been calculated on the basis of what is required to support Salford's household growth forecast and the housing demands likely to be generated by the large amount of economic development proposed in the city. If other local authorities do not plan to meet their own household forecasts, and instead seek to rely on Salford to meet part of their needs, then this could make it more difficult for people to access suitable housing thereby impacting on the accessibility of the labour supply available to support economic growth. A lower scale of housing development would be expected to result in fewer jobs and investment in the construction sector, although this is more of a short-term issue than one relating to sustainable economic growth.
16	To enhance economic inclusion	The interim housing figure has been calculated to meet the needs of all household growth in Salford, and so the availability of housing should not negatively impact on economic inclusion within the city. However, a lower overall housing figure may result in fewer affordable dwellings being provided as part of private sector housing schemes, if this is proportionate to the overall supply of new dwellings.
17	To improve the city's knowledge base	It would seem unlikely that there would be any significant impact on the city's knowledge base as a result of either figure being used.

	Sustainability objective	Impact of interim housing figure compared to continuing to use the Regional Strategy figure
18	To ensure that everyone has access to a good home that meets their needs	<p>The methodology used to derive the interim housing figure explicitly seeks to meet all of the forecast increase in households in Salford and any additional demand generated by the high level of office development proposed in the city. It is therefore designed to meet the identified housing need within Salford. There is a risk that the lower housing figure could mean that needs being generated in neighbouring districts are not being fully planned for. This is because the Regional Strategy housing requirement for Salford effectively assumed that some of the household growth forecast for other districts would be redirected into Salford. The lower housing figure proposed means that those households will now be catered for elsewhere, if they are still generated, most likely in the districts where that household growth is forecast. This may not be currently planned for in those districts if they are basing their Core Strategies on the Regional Strategy rather than the household growth forecasts for their area.</p>
19	To improve the accessibility of facilities and opportunities	<p>A lower housing figure would be expected to result in a lower population increase, which in turn would reduce the demand for local shops and services compared to the higher Regional Strategy housing figure. However, the impact of this depends very much on the location of the new housing, and is reduced by the large amount of expenditure that flows to large retail and leisure destinations outside Salford such as the city centre primary shopping area in Manchester and the Trafford Centre. A lower housing figure may reduce the amount of demand available to support improvements in public transport services, although equally it would be likely to lead to lower traffic congestion levels that could negatively impact on accessibility across Salford.</p>
20	To improve community cohesion	<p>Previous consultations on the Core Strategy have suggested that some residents are concerned that the scale of residential development proposed in the Regional Strategy could negatively impact on community cohesion if it results in very significant change in particular neighbourhoods. The risk of this is reduced with the interim housing figure, although much depends on the location and design of the housing provided and how it is integrated into the surrounding area. However, less new housing could reduce the ability of new households to find appropriate accommodation in their local community.</p>

	Sustainability objective	Impact of interim housing figure compared to continuing to use the Regional Strategy figure
21	To increase involvement in decision-making	Neither housing figure inherently increases involvement in decision-making, although the interim housing figure is emerging from a process that has involved many more representations from Salford residents than did the Regional Strategy figure.
22	To improve perceptions of the city	It would seem unlikely that either the interim housing figure or the Regional Strategy figure in themselves would have a more significant impact on perceptions of the city, and the key issue will be the quality of housing and neighbourhoods that result from them.