

**Blackpool Council
Fylde Borough Council
Wyre Borough Council
Local Development Frameworks**

***Extending Your Home* – Supplementary Planning Document**

Sustainability Appraisal

Final Report

November 2007



CONTENTS	PAGE
Components That Make Up The SEA Environmental Report	1
1.0 Summary and Outcomes	2
2.0 Background	7
3.0 Appraisal Methodology	10
4.0 Sustainability Objectives, Baseline and Framework	12
5.0 Appraisal of Strategic Options	18
6.0 Appraisal of Plan's Effects	21
7.0 Implementation and Monitoring	23

APPENDICES

Appendix 1: Sustainability Appraisal Framework	24
Appendix 2: Appraisal of Strategic Options	31
Appendix 3: Appraisal of the Effects of the SPD	37

LIST OF TABLES

Table 1: SEA Directive Signpost Table	1
Table 2: The SA Process and Interface with SPD Production	10
Table 3: Timetable of SA Outputs and Tasks	11
Table 4: Plans, Policies and Programmes Reviewed	12
Table 5: Key Baseline Issues and Opportunities	13
Table 6: Potential Indicators	23

Components That Make Up The SEA Environmental Report

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

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

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

Information to be included in an Environmental Report under the SEA Regulations	Relevant Sections in the SA Report
An outline of the contents, main objectives of the plan and its relationship with other relevant plans and programmes	2.8 – 2.14 4.1 – 4.3
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	4.4 – 4.6
The environmental characteristics of areas likely to be significantly affected	4.4 – 4.6 4.13 – 4.15
Any existing environmental problems which are relevant to the plan, including in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	4.4 – 4.6 4.13 – 4.15
The environmental protection objectives, established at international, community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation	4.1 – 4.3
The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soils, water, air, climatic factors, material assets, cultural heritage, landscape, and the interrelationship between the above factors	Section 6 Appendix 3
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan	Section 6 Appendix 3
An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties	Section 3 Section 4 Section 5 Appendix 2
A description of measures envisaged concerning monitoring	Section 7
A non-technical summary of the information provided above	Section 1

1.0 Summary and Outcomes

- 1.1 This section provides a non-technical summary of the Sustainability Appraisal Report, setting out the process and the difference the process has made.

Non-Technical Summary

- 1.2 Blackpool Council, Fylde and Wyre Borough Councils committed to undertake the production of a joint *Extending Your Home* SPD as part of a joint working arrangement. The SPD will be used by the three Local Planning Authorities when determining planning applications for household extensions and alterations.
- 1.3 The *Extending Your Home* Supplementary Planning Document (SPD) will provide guidance to applicants and their agents on the preparation of high quality and sustainable designs for planning permission for house extensions across the three districts.
- 1.4 SA is now an integral part of producing planning documents under the Planning and Compulsory Purchase Act 2004 (the Act). In accordance with the Government's Practical Guide to Strategic Environmental Assessment (SEA), SA's of SPD's should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations.

The Appraisal Methodology

- 1.5 The approach adopted to undertake the SA was based on the process set out in the Office of the Deputy Prime Minister (ODPM) (now Department for Communities and Local Government – DCLG) guidance paper '*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*', November 2005.
- 1.6 The level of detail and 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 with other Plans, Policies and Programmes

- 1.7 The *Extending Your Home* SPD has been directly influenced in various ways by other plans, policies and programmes at the national, regional and local level. The purpose of reviewing other plans, policies and programmes

is to enable the relationship between these and the *Extending Your Home* SPD are full considered to ensure no possible conflicts, inconsistencies and constraints are apparent.

- 1.8 There were no inconsistencies between the policies and policy documents listed above. The key links identified were with PPS1: Delivering Sustainable Development; the Draft Submitted Regional Spatial Strategy for North West England (March 2006); and the relevant Council Local Plans.

Baseline Information and Characteristics

- 1.9 The baseline is effectively information, which outlines the current and likely future state of Blackpool, Fylde and Wyre Borough's that could be influenced by adoption of an *Extending Your Home* SPD.
- 1.10 Comprehensive baseline information for each Borough has been collected during SA scoping exercises undertaken for each Borough's LDF. This presents a picture of the current state of the environments of each of the Borough's, including social and economic aspects, highlighting existing problems and opportunities, which could be considered in the LDF.
- 1.11 Issues and trends identified included that the population of the three Borough's is concentrated in the upper age groups, and in the case of Blackpool, lower age groups also. This has key implications for education, employment and the economy. General human health issues are of a concern in all three Borough's, especially Blackpool, where deprivation is a key issue.

The Sustainability Appraisal Framework

- 1.12 The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives provides a way in which sustainability effects can be described, assessed and compared. The sustainability objectives used for the SA of the SPD were drawn from an analysis of the baseline data, relevant plans, policies and programmes and an analysis of the objectives and purpose of the SPD.
- 1.13 In total 28 objectives were used, organised under three dimensions of sustainability: social, environmental and economic. The objectives covered a broad range of issues, including: to improve the health of the population; to promote vibrant communities which participate in decision making; to reduce vulnerability to climate change; to protect and enhance wildlife especially rare and endangered species; and, to maximize sustainable economic growth.

Appraisal of Strategic Options

1.14 One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process. During the development of the SPD a range of options were considered, assessed and debated. This process enables comparisons between options, highlighting any potential implications on sustainability. The options assessed were:

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

1.15 The key changes and the sustainability strengths and weaknesses of each option were identified. The preferred option is therefore to provide a document, which would provide clear and accountable guidance to people who wish to extend their domestic property. This option is delivered by the SPD, (Option B).

Appraisal of Plan's Effects

- 1.16 The SA provides a record of the prediction and assessment of the potential effects of the preferred option and the 'do nothing' option. These were assessed against each of the 28 sustainability objectives and were given a score based on a five-point scale with one uncertain category:

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

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

- 1.17 The SPD policies sufficiently address the balance between the needs of people wishing to extend their home and the impact of that development on neighbouring occupiers. This therefore has positive impacts on many of the social objectives e.g. health. The SPD performs best in the provision of detailed design guidance. This guidance is not provided in any other policy documents, and as such, better quality development will be secured as a direct result of these Design Notes, having knock-on impacts on a number of sustainability objectives e.g. economic growth, enhancement and protection of areas and buildings with historic or architectural merit and townscapes.
- 1.18 On undertaking a SA of the SPD, several issues were identified and ultimately incorporated into the SPD prior to draft consultation. In general these issues were concerned with waste minimisation and the need to fully explore the incorporation of renewable energy sources. The SPD also failed to offer guidance on the need to utilise locally sourced materials and labour skills and basic crime reduction and security measures in new development.

Implementation and Monitoring

- 1.19 A key process of SA is to establish how any significant sustainability effects of implementing the SPD will be monitored. Potential indicators have been proposed as a starting point for developing the SPD monitoring programme. Mostly the indicators proposed are based on data already collected by the three Council's. It is envisaged that monitoring will be on an annual cycle, incorporated into the Annual Monitoring Report work.

1.20 Details are provided in the SA Report of the process that has been followed in producing the SPD.

Difference the Sustainability Appraisal Process has Made

1.21 The SA process and the preparation of the SPD have been initiated to build upon the three Council's future ambitions as part of their Local Development Frameworks. Therefore the SA has found that implementing the SPD will have overall positive benefits on sustainability.

1.22 However some opportunities for further enhancement have been identified through the SA process and these recommendations have been incorporated into the SPD. These include:

- Restructure of the section dealing with Sustainable Construction, to include further advice on climate change and the need to take account of use of recycled materials, reducing energy consumption and waste minimisation.
- Insertion of an additional section drawing attention to crime preventative methods and adoption of practices to mitigate against any potential detrimental impacts residential extensions may have on crime.

How to Comment

1.23 The adopted version of the SPD and SA will be subject to annual review by the three Council's. Should you wish to make a comment on this document which may be considered part of this annual review, please write to: Head of Planning (Policy), Fylde Borough Council, Town Hall, Lytham St Annes, FY8 1LW.

2.0 Background

Introduction

- 2.1 This report is the final Sustainability Appraisal (SA) of the *Extending Your Home* Supplementary Planning Document (SPD), which has been produced jointly by Blackpool Council, Fylde and Wyre Borough Councils.
- 2.2 Consultation on this SA Report for the *Extending Your Home* SPD took place between 9th August and 19th September 2007 alongside a draft version of the SPD. This followed consultation on an SA Scoping Report that took place during February/March 2007. The comments received during both consultation periods and the responses of Blackpool, Fylde and Wyre Council's to these representations are included in the published Statement of Consultation.

Purpose of Sustainability Appraisal

- 2.3 Sustainability Appraisals are now an integral part of producing planning documents under the Planning and Compulsory Purchase Act 2004 (the Act). Under Section 39(2) of the Act, Local Authorities are required to produce a Local Development Framework (LDF) to replace existing Local Plans. SA is mandatory for all new or revised Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).
- 2.4 SA is undertaken to assess and improve the SPDs contribution to the sustainable development of the area it affects. The overarching aim of the process is to contribute to better decision-making and better planning. The most widely accepted definition of sustainable development is: "development which meets the needs of the present without compromising the ability of future generations to meet their own needs" (Brundtland Report, 1987).
- 2.5 The main purpose of SA is to appraise the social, environment and economic effects of plan strategies and policies from the outset of the preparation process so that decisions can be made which accord with the objectives of sustainable development. The Government has produced several pieces of guidance on how to carry out an appraisal, drawn from the statutory regulations relating to the European Directive 2001/42/EC on the '*assessment of the effects of certain plans and programmes on the environment*' (the 'Strategic Environmental Assessment' or SEA Directive). The most recent guidance is 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' published by the Office of the Deputy Prime Minister (now Department for Communities and Local

Government, DCLG) in November 2005. This guidance will inform the preparation of the SA.

Compliance with the SEA Directive/Regulations

- 2.6 In accordance with the Government's Practical Guide to Strategic Environmental Assessment (SEA), SA's of SPD's should also fully incorporate the requirements of the European Directive 2001/42/EC, known as the SEA Directive. This Directive is transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 – the SEA Regulations. While SEA and SA are distinct processes, the intention of this SA is to adopt an approach to appraisal, which also meets the requirements of the SEA Directive and Regulations.
- 2.7 **Table 1** on page 1 indicates where in this report the requirements of the SEA Directive have been satisfied.

Purpose, Objectives & Content of Plan

- 2.8 Blackpool Council, Fylde and Wyre Borough Councils committed to undertake the production of a joint *Extending Your Home* SPD as part of a joint working arrangement. The SPD will be used by the three Local Planning Authorities when determining planning applications for household extensions and alterations.
- 2.9 The SPD is intended to provide guidance to applicants and their agents on the preparation of high quality and sustainable designs for planning permission for house extensions across the three districts.
- 2.10 The three Councils recognise that home owners may want to extend or alter their homes to meet the changing accommodation needs of families. However whilst recognizing the homeowners' desire to improve their properties, the Council's also have to consider the potential impacts of these extensions on neighbours and the character of the local environment.
- 2.11 The SPD will supplement and enhance 'saved' policies from the adopted Blackpool, Fylde & Wyre Local Plans and will inform policies to be included in the Local Development Frameworks (LDF's) including the Core Strategies which will replace the Local Plans. The SPD, now adopted, replaces the following Supplementary Planning Guidance (SPG):
- SPG Note 1: 'House Extensions' (Blackpool Council), and
 - SPG Note 5: 'House Extensions' (Wyre Borough Council).
- 2.12 The SPD is intended to ensure:

- consistency and fairness in making decisions on planning applications
- that impacts on neighbours are acceptable
- that impacts on the character of the local environment are positive through adoption of good design principles
- that the needs of homeowners are met in so far as is compatible with the above.

2.13 The aims and objectives of the *Extending Your Home* SPD are:

- to promote high quality design in all house extensions throughout the three local authority areas
- to provide applicants with guidance on the minimum standards of design and space about dwellings which the three Council's will expect proposals to meet when determining planning applications
- to provide design advice in respect of extensions even where planning permission is not needed
- to promote and encourage appropriate development that contributes to a better designed built environment that will meet the needs of all the authorities' residents
- to promote the opportunities for wider benefits that the extension or alteration of residential properties can offer
- to encourage applicants to consider the environmental impacts and long term sustainability and adaptability of their proposals which could improve the performance and efficiency of homes
- to encourage innovation and creativity where appropriate.

2.14 The *Extending Your Home* SPD is split into 3 parts:

- Part A: Introduction and Background – Describing the instances where planning permission will be required, where to go for further advice, how to use the SPD, the aims and purpose of the document and statutory guidance and procedures.
- Part B: Other Important Information and Advice – Describing the approach in Conservation Areas or to Listed Buildings, how to make a planning application and further information on covenants and ownership.
- Part C: Design Guidance Notes for Extending Your Home – This section contains 10 detailed design guidance notes on varying types of house extensions.

3.0 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) (now Department for Communities and Local Government – DCLG) guidance paper ‘*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*’, November 2005.

3.2 **Table 2** (below) sets out the SA stages and tasks, based on those listed in the Government guidance. Completion of this SA Report and all stages of consultation mean the Adoption and Monitoring stage has been reached, with implementation monitoring undertaken in the future to achieve Stage E.

Table 2: The SA process and interface with SPD production

PRE PRODUCTION
SA Stage A: Setting the Context, establishing the baseline and deciding on the scope
<ul style="list-style-type: none"> - Identifying other relevant policies, plans, programmes and sustainable development objectives that will affect or influence SPD - Collecting baseline information - Identify key sustainability issues and problems - Developing the Sustainability Appraisal framework - Test the SPD objectives against the sustainability objectives and whether the SPD objectives are consistent. - Produce scoping report and carry out consultation with key stakeholders on the scope of the appraisal and the key issues and possible options for solutions - Consulting on the scope of the Sustainability Appraisal
PRODUCTION
SA Stage B: Developing and Refining Options
<ul style="list-style-type: none"> - Carry out appraisal of the SPD options and make recommendations for improvement
SA Stage C: Appraising the effects of the Draft SPD
<ul style="list-style-type: none"> - Predict the effects and carry out detailed assessment of the effects of the draft SPD - Propose measures to maximise beneficial effects and mitigate adverse effects - Develop proposals for monitoring - Prepare final SA report along with the draft SPD
SA Stage D: Consultation on the SA Report and Draft SPD
<ul style="list-style-type: none"> - Consult on the final SA report along with draft SPD - Carry out, where necessary, appraisal of any significant changes made as a result of representations
ADOPTION and MONITORING
<ul style="list-style-type: none"> - Inform consultees that SPD has been adopted - Issue statement summarising information on how the SA results and consultee opinions were taken into account. The reasons for the choice of options and proposals for monitoring, including any recommended changes
SA Stage E: Monitoring and Implementation of the SPD
<ul style="list-style-type: none"> - Monitor significant effects of the SPD to identify at an early stage any unforeseen adverse effects - Undertake appropriate remedial action where necessary, including possible review of SPD

Timetable and Responsibility

- 3.3 The timing of the key SA outputs and tasks is contained within **Table 3** (below).

Table 3: Timetable of SA outputs and tasks

TASK	TIMETABLE
Preparation of the SA Scoping Report	January 2007
Consultation on SA Scoping Report	February/March 2007
Appraisal of Strategic Options and Effects of SPD	April/May 2007
Preparation of Responses to Comments from Consultees	April/May 2007
Preparation of SA Report	June 2007
Consultation on SA Report	August/Sept 2007
Adoption	November 2007

Consultation Arrangements

- 3.4 In January 2007 an SA Scoping Report was produced to set out the initial context and findings of the SA and the proposed approach to the rest of the appraisal. The aim was to ensure that the SA was comprehensive and would address all relevant issues and objectives by enabling input from key consultation bodies at an early stage in the process.
- 3.5 During August and September 2007 a final SA Report was published for consultation alongside a draft version of the *Extending Your Home* SPD.
- 3.6 Comments on the Report were specifically invited from the three ‘*authorities with environmental responsibilities*’ i.e. the Environment Agency, Natural England and English Heritage, as designated by the Government through the Environmental Assessment of Plans and Programmes Regulations, 2004. In addition other stakeholders who represented an interest in the *Extending Your Home* SPD and the Report was published on the relevant Council’s websites.
- 3.7 The comments received have shaped the final approach to the SA, and those received during both consultation periods are contained within the published Statement of Consultation.

4.0 Sustainability Objectives, Baseline and Framework

Relationship with other Plans, Policies and Programmes

4.1 The *Extending Your Home* SPD has been directly influenced in various ways by other plans, policies and programmes at the national, regional and local level. The purpose of reviewing other plans, policies and programmes is to enable the relationship between these and the *Extending Your Home* SPD are fully considered to ensure no possible conflicts, inconsistencies and constraints are apparent.

4.2 **Table 4** (below) identifies a list of all the plans and strategies that were reviewed as part of this SA.

Table 4: List of relevant plans, policies and programmes reviewed as part of the SA

INTERNATIONAL AND NATIONAL
<ul style="list-style-type: none"> ▪ EC Directive - Assessment of the effects of plans and programmes on the environment 2001/42/EC ▪ EC Directive - Conservation of Natural Habitats of Wild Fauna and Flora 92/43/EEC ▪ EC Directive - Establishing a framework for the Community Action in the Field of Water Policy ▪ Kyoto Protocol, 1997 ▪ Sustainable Communities: People, Places and Prosperity (A 5-year Plan from the ODPM) 2005 ▪ Sustainable Communities Homes for All (ODPM 2005) ▪ PPG2 - Green Belts ▪ PPG13 - Transport ▪ PPG15 - Planning and the Historic Environment ▪ PPS1 - Delivering Sustainable Development ▪ PPS3 - Housing ▪ PPS7 - Sustainable Development in Rural Areas ▪ PPS9 - Biodiversity and Geological Conservation ▪ PPS22 - Renewable Energy ▪ PPS23 - Planning and Pollution Control ▪ PPS25 - Development and Flood Risk ▪ Waste Strategy for England and Wales, 2000 ▪ Climate Change: The UK Programme ▪ Environment Act 1995 ▪ Wildlife and Countryside Act 1981 (as amended) ▪ Countryside and Rights of Way Act 2000 ▪ UK Biodiversity Action Plan ▪ Working with the Grain of Nature: A Biodiversity Strategy for England, 2002 ▪ Our Energy Future – Creating a Low Carbon Economy ▪ Environmental Quality in Spatial Planning, 2005 ▪ Landscape Character Assessment Guidance for England and Scotland, 2002
REGIONAL
<ul style="list-style-type: none"> ▪ North West Regional Economic Strategy, 2006 ▪ Draft Submitted Regional Spatial Strategy for North West England, March 2006 ▪ North West Regional Housing Strategy, 2003 ▪ Regional Waste Strategy for the North West, 2004 ▪ Lancashire Minerals and Waste Development Framework ▪ Lancashire Biodiversity Action Plan ▪ Countryside Character, Volume 2: North West England

LOCAL
<ul style="list-style-type: none"> ▪ Blackpool Local Plan 2001-2016 – especially policies BH3, LQ1, LQ9, LQ14 & NE3 ▪ Fylde Borough Local Plan Alterations Review 2004-2016 – especially policies HL4, HL5, SP2, SP3 & SP6 ▪ Wyre Borough Local Plan 1991-2006 – especially policies SP14, H4, ENV9 & ENV10 ▪ The 1st Deposit Draft Wyre Borough Local Plan 2001-2016 – especially policies CORE11, HOUS2, ENVT9 & ENVT10 ▪ Blackpool Community Strategy ▪ Fylde Community Plan 2003-2013 ▪ Wyre Community Strategy

4.3 There were no inconsistencies between the policies and policy documents listed above. The key links identified were with PPS1: Delivering Sustainable Development; the Draft Submitted Regional Spatial Strategy for North West England (March 2006); and the relevant Council Local Plans.

Baseline Information and Characteristics

4.4 The baseline is effectively information, which outlines the current and likely future state of Blackpool, Fylde and Wyre Borough's that could be influenced by adoption of an *Extending Your Home* SPD.

4.5 Comprehensive baseline information for each Borough has been collected during SA scoping exercises undertaken for each Borough's LDF. This presents a picture of the current state of the environments of each of the Borough's, including social and economic aspects, highlighting existing problems and opportunities, which could be considered in the LDF.

4.6 Whilst not all of this baseline information is relevant to the production of an *Extending Your Home* SPD, **Table 5** (below) summarises the key baseline issues and opportunities, which have been identified.

Table 5: Key baseline issues and opportunities

Population	
Blackpool	High resident population with largest proportions in upper and lower age groups. This has implications for education, employment and the economy, disposable income, health and other service provision and also has implications for adaptable housing provision.
Fylde	High proportion of elderly people. Large recent population rise due to significant in-migration which has contributed to recent rises in house prices.
Wyre	Wyre has a high proportion of elderly people, with implications for flexible housing needs. Large recent population rise due to in-migration, which has implications for housing provision and prices.
Education and Skills	
General	Need to ensure appropriate skills for construction of high quality eco extensions are available.
Blackpool	Education and skills deprivation is prevalent with a high proportion of adults holding no qualifications and low levels of child educational participation. Raising education attainment should be a major priority.
Fylde	High levels of educational attainment and aspiration should be maintained. Need to increase levels of participation and attainment in education for all members of society. Need to improve access to, and involvement in, lifelong learning opportunities.
Wyre	Access to education skills, lifelong learning and continuous improvement, appropriate to business needs should be promoted

Human Health	
Blackpool	Quality of Health is poor compared to national and regional averages, which has impacts on the labour force and, consequently, the area's economy. Health improvements will benefit the economy and quality of life.
Fylde	The proportion of residents with a long term limiting illness is above the national rates. This has economic implications for the borough. Promoting healthy lifestyles and reducing health inequalities amongst different groups in the community will improve the overall quality of life in the borough. Access to health and social services in isolated locations needs to be improved.
Wyre	Quality of health is generally slightly below regional and national averages and there is a need to reduce disparities within rural and deprived areas Health improvements and a reduction in the proportion of residents with long term limiting illness would benefit economy and enhance quality of life.
Water	
Blackpool	Opportunities should be taken to protect and enhance current water quality
Fylde	River water quality is generally poor. Measures should be taken to protect and enhance ground and surface water quality. Coastal water quality should also be protected and enhanced.
Wyre	Opportunities should be taken to protect and enhance river water quality
Soil and Land Quality	
Blackpool	Encourage brownfield site development as opposed to greenfield site development.
Fylde	Encourage development of brownfield land where appropriate. Maintain and enhance soil quality.
Wyre	Maintain levels of development of brownfield land in preference to greenfield.
Air Quality	
Blackpool	Air quality should be successfully managed, monitored and improved where possible.
Fylde	Efforts should be made to protect and improve local air quality.
Wyre	Air quality should be maintained at good levels and improved further where possible.
Climatic Factors and Energy	
Blackpool	Promotion of Sustainable Urban Drainage Systems to reduce surface run-off rates and reduce the risk of flooding. Renewable energy sources should be promoted as part of new developments where appropriate.
Fylde	New development should be encouraged to use sustainable urban drainage systems to manage runoff and further reduce flood risk. Increase energy efficiency and increase the use of renewable energy.
Wyre	New development should be encouraged to use sustainable urban drainage systems to manage runoff and further reduce flood risk. Renewable energy should be promoted on new developments (including extensions and alterations).
Cultural Heritage	
Blackpool	Opportunities should be sought to enhance and protect existing cultural heritage and promote new opportunities where possible.
Fylde	Distinct cultural heritage resource affords protection. Protect and enhance historic buildings and sites. Protect and enhance historic landscape/townscape value.
Wyre	Opportunities should be sought to protect and enhance the cultural heritage features.
Economy	
Blackpool	There is a need to encourage economic diversity with the current economy being reliant on tourism although visitor numbers are in steady decline. Small and medium sized high quality businesses should be encouraged and supported where possible to enhance and maintain the local economy.
Fylde	Employment in farming is under threat. There is a need to encourage economic diversity with the current economy being reliant on tourism although visitor numbers are in steady decline.
Wyre	There is a need to reduce inequalities in terms of access to education and training to reduce the existing shortage of appropriate skills and enhance the quality of the local workforce. Small and medium sized businesses should be supported where possible, to maintain and enhance the health of the local economy.

Deprivation	
Blackpool	High levels of violent crime and substance/drug abuse and misuse. Opportunities to prevent the further increase and ultimately reduce crime and the perception of crime should be encouraged.
Fylde	Low crime rates should be maintained. There is a need to reduce levels of crime, fear of crime, levels of anti social behavior and alcohol and drug abuse, especially in urban areas.
Wyre	Although crime rates are low compared to national and regional comparisons, opportunities to prevent the increase of crime and reduce disparities between wards should be taken
Housing	
Blackpool	There is a need to improve upon the large stock of existing poor quality housing and increase the supply of affordable housing whilst reducing issues of overcrowding.
Fylde	High demand for housing has led to high average house prices and affordability problems. There is a need to reduce the number of unfit homes. There is a need for more social housing and a need to increase the availability of affordable housing for all.
Wyre	There is a need for sustainable provision of affordable housing. High levels of unfit dwellings particularly in Pharos ward (Fleetwood) and Burn Naze (Thornton Cleveleys)
Landscape Character & Conservation	
Blackpool	The Fylde Peninsula is made up of differing and diverse landscapes. Designated as 'Lancashire and Amounderness Plain', generally centered on Blackpool and Lytham St Annes, concentrated urban planned Victorian coastal settlements. Generally the Lancashire and Amounderness Plain is characterised by remnants of lowland mires and mosses, medium to large-scale field patterns and a relatively flat and gently rolling plain. The retention of contrasting landscapes, the conservation of lowland mosses and the retention and management of hedgerows are considered as future priorities.
Fylde	
Wyre	
	Access to the countryside, countryside quality, protection of landscapes and nature conservation are all important issues in the region. Natural England holds most of the information required, however this is not considered directly relevant to a residential extensions SPD.

Data Collection Limitations

4.7 The baseline data collected to date for Borough wide SA's does not, at the moment, contain other relevant information, which could be of assistance in assessing the sustainability of the proposals emerging through this SPD. Where possible, additional information will be collected on:

- Numbers and % of listed buildings at risk;
- Numbers of planning appeals relating to household extensions;
- Feedback from applicants on information and guidance on making householder planning applications.

4.8 Clearly collection of some of the baseline data can be infrequent, which may create limitations, in addition, the collection of this baseline data is an ongoing process as part of the LDF, this means that new information may, in time, emerge, that has relevance to the appraisal.

The Sustainability Appraisal Framework

4.9 The establishment of SA objectives and criteria is central to the SA process. The SA framework, based on these objectives provides a way in which sustainability effects can be described, assessed and compared. The objectives of the SPD are, in general, distinct from the SA objectives, however will, in some cases overlap.

- 4.10 The sustainability objectives used for the SA of the SPD were drawn from an analysis of the baseline data, relevant plans, policies and programmes and an analysis of the objectives and purpose of the SPD.
- 4.11 In total 28 objectives were used, organized under three dimensions of sustainability: social, environmental and economic. The objectives covered a broad range of issues, including: to improve the health of the population; to promote vibrant communities which participate in decision making; to reduce vulnerability to climate change; to protect and enhance wildlife especially rare and endangered species; and, to maximize sustainable economic growth.
- 4.12 The complete SA framework can be found in Appendix 1.

Key Sustainability Issues and Problems

- 4.13 There are various key sustainability issues that have been derived from analysis of the baseline data, analysis of relevant plans, policies and programmes and analysis of the objectives and purpose of the SPD.
- 4.14 The following have been considered as key general sustainability issues covering all three Borough's:
- The need to enhance the appearance of the built environment, particularly residential neighbourhoods and areas.
 - Promotion of environmentally sound measures and the long term sustainability and adaptability of proposals which could improve upon the performance and efficiency of homes.
 - Improvement of the function, usability and overall enjoyment of residential properties.
 - Promoting safe and secure environments.
 - Promote a reduction in energy consumption through the use of sustainable technologies, recycling practices and the minimisation of waste.
 - Protecting the appearance of the original dwelling, where of merit, and seeking to minimise or prevent detrimental effects upon the street scene.
 - Avoiding unacceptable impacts upon the amenities of residents of neighbouring or affected properties.
 - Encouraging the use of contemporary designs where they create innovative, sustainable and creative solutions.
 - Preserving and enhancing the character and appearance of Conservation Areas where appropriate and preserving the inherent architectural value and appearance of Listed Buildings and sites and/or features of archaeological or historic importance.

- Encouraging the appropriate development of properties to provide good living standards whilst taking into account the changing needs of households.
- Provide clear examples of unacceptable development that fails to meet the above criteria.
- Provide clear statements of intent that do not allow current poor development to be a reference point to set the precedent for future development.
- How alterations/minor additions to existing housing can adapt to the impacts of climate change.
- How alterations/minor additions to existing housing can reduce emissions of greenhouse gases.
- How renewable energy can be incorporated into existing housing.
- How we can better manage water resources.
- How we can make better use of finite resources in existing housing.
- How to contribute to maintaining and enhancing the built environment whilst at the same time meeting sustainability objectives.

4.15 In addition to these general sustainability issues the following issues have highlighted as being specific to each Borough:

Blackpool

- Reduction in the number of poor quality dwellings.
- Provide options for expanding the provision of flexible and adaptable housing types.
- Raise the inherent quality of the built environment Borough wide and protect and enhance those areas that have been identified as having value culturally, economically and physically.

Fylde

- Need for more affordable family housing.
- There is too much emphasis upon high density housing rather than housing for families.
- Improve the proportion of housing stock considered to be fit for use.
- Maintain rural population in order that essential services such as primary schools survive.
- Support the preservation and/or development of high quality built and natural environments.

Wyre

- Reducing the number of unfit dwellings.
- Enabling the provision of flexible housing suitable to population needs, especially the elderly.

5.0 Appraisal of Strategic Options

- 5.1 One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process. During the development of the SPD a range of options were considered, assessed and debated.
- 5.2 The aim of options appraisal is to assess the sustainability of all options against the sustainability framework. This process enables comparisons between options, highlighting any potential implications on sustainability. The appraisal of options also enables recommendations for mitigation of negative impacts and suggestions for modifications to the preferred option as presented in the SPD.
- 5.3 The preferred approach, presented by the SPD, is to provide transparent guidance for homeowners about what types of domestic extensions/developments are likely to be considered acceptable. However, three alternative strategic options were considered: 'do nothing/business as usual' approach (i.e. have no guidance), produce an SPD that provides more restrictive guidance (i.e. only allows very small extensions to properties), and produce an SPD that provides less restrictive guidance (i.e. allows very substantial extensions to dwellings).

Characteristics of the Options

5.4 Option A: Do nothing/business as usual

- 5.5 Although Supplementary Planning Guidance exists for House Extensions, this will at some point cease to be effective in the new Local Development Framework. Option A therefore assumes a future scenario when no such guidance will exist, and would, therefore, result in a degree of uncertainty about the types of domestic extensions that would be acceptable and would result in the planning process being slowed down significantly due to a lack of clear guidance. Decisions would also be less consistent resulting in a potentially unfair system.

5.6 Option B: Provide clear guidance for homeowners by way of SPD

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

5.8 Option C: Provide clear guidance for homeowners by way of a more restrictive SPD

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

5.10 Option D: Provide clear guidance for homeowners by way of a more relaxed SPD

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

Summary of the Appraisal of Strategic Options

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

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

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

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

6.0 Appraisal of Plan's Effects

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

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

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

Potential Overall Effects of the Draft SPD

- 6.2 The matrix in Appendix 3 shows that, overall, the majority of the sustainability objectives are affected either positively or very positively by the implementation of the SPD.
- 6.3 The SPD policies sufficiently address the balance between the needs of people wishing to extend their home and the impact of that development on neighbouring occupiers. This therefore has positive impacts on many of the social objectives e.g. health.
- 6.4 In addition, production of the SPD allows for extensive consultation, in line with requirements. This ensures ownership of the policies for residents and refinement of those policies so that they are representative of the views of residents. Irrespective of whether an SPD is produced or not, potential disturbances are inevitable in the construction phase.
- 6.5 The SPD performs best in the provision of detailed design guidance. This guidance is not provided in any other policy documents, and as such, better quality development will be secured as a direct result of these Design Notes, having knock-on impacts on a number of sustainability objectives e.g. economic growth, enhancement and protection of areas and buildings with historic or architectural merit and townscapes.

6.6 The SPD however performs least best on environmental objectives. Although the SPD does discuss sustainable construction methods, more guidance could be offered as to the requirements of waste minimisation and the need to fully explore the incorporation of renewable energy sources. The SPD also fails to offer guidance on the need to utilise locally sourced materials and labour skills and basic crime reduction and security measures in new development.

Secondary, Cumulative and Synergistic Effects

6.7 As part of the appraisal of the effects of the SPD, secondary, cumulative and synergistic effects were considered.

6.8 The secondary, cumulative and synergistic impacts of the SPD are generally positive, although where potential negative impacts are envisaged they are summarised. For example providing a balanced approach to residential extensions could provide adequate additional space within households for study areas, indirectly improving education standards. In addition, allowing people to meet their housing needs could reduce any out migration from the region. Some potentially negative impacts are also identified: including the potentially damaging impacts on biodiversity and rare and endangered species which has in the SPD been mitigated against, and the cumulative impacts of house extensions on increasing surface run-off and increasing flood risk.

The Difference the Sustainability Appraisal Process Has Made

6.9 The SA process and the preparation of the SPD have been initiated to build upon the three Council's future ambitions as part of their Local Development Frameworks. Therefore the SA has found that implementing the SPD will have overall positive benefits on sustainability.

6.10 However some opportunities for further enhancement have been identified through the SA process and these recommendations have been incorporated into the SPD. These include:

- Restructure of the section dealing with Sustainable Construction, to include further advice on climate change and the need to take account of use of recycled materials, reducing energy consumption and waste minimisation.
- Insertion of an additional section drawing attention to crime preventative methods and adoption of practices to mitigate against any potential detrimental impacts residential extensions may have on crime.

7.0 Implementation and Monitoring

- 7.1 The significant sustainability effects of implementing the SPD will be monitored to help identify unforeseen adverse effects and to enable remedial action to be taken.
- 7.2 The three Council's are required to produce Annual Monitoring Reports (AMRs) to assess the implementation of the Local Development Scheme (LDS) and the extent to which policies in the Local Development Documents (LDDs) are being achieved. The *Extending Your Home* SPD will be included in this process.
- 7.3 **Table 6** (below) shows the indicators that form part of the SA framework, some of these will be monitored through the AMR process to assess the significant effects of the SPD.

Table 6: Potential Indicators

▪ % of people who like the neighbourhood they live in' to act as a proxy
▪ Housing density as proxy
▪ Burglary (per 1000 pop)
▪ Vehicle crimes (per 1000 pop)
▪ % residents who think affordable housing has got better / stayed the same
▪ Social housing waiting lists
▪ % of people working from home
▪ % Household waste recycled
▪ % Household waste composted
▪ % Household waste recovered for energy and heat
▪ % Household waste landfilled
▪ Per capita household waste (kg)
▪ Annual average energy / gas consumption
▪ Domestic CO ₂ Emissions per capita (estimates)
▪ % river length of good biological / chemical quality
▪ BAP Species
▪ % of listed buildings at risk
▪ Number of jobs available relating to the construction industry
▪ VAT Registrations
▪ Annual Resident and Household Income

Next Steps

- 7.4 The SPD has now been adopted, and therefore the role of the SA in the future will be to provide a tool for monitoring the significant effects of implementing the SPD. The indicators shown in **Table 6** will provide a useful basis to monitor the performance of the SPD and inform any future reviews to policy that may be required.

APPENDIX 1:
SUSTAINABILITY APPRAISAL FRAMEWORK

Appendix 1: Sustainability Appraisal Framework

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
SOCIAL				
Human Health	To improve the health of the population	Does the SPD provide fair and clear guidance on the types of extensions that would be considered as having a detrimental impact on the amenities/ well being of neighbouring occupiers? Does the SPD help to minimise these? Does it allow households to secure a decent home that meets their needs?	% of people who would like the neighbourhood that they live in to act as a proxy	Quality of Life Survey
	To promote healthy lifestyles and good living standards for residents	Will the SPD prevent the significant loss of daylight and privacy caused by inappropriate development? Will the SPD reduce the number of complaints associated with noise, lighting pollution, loss of privacy, loss of on-street parking and general disturbance to neighbours due to increased activity at the site?	Housing density as proxy N/A	Local Authority Planning Applications Planning Enforcement Team
Education	To improve the education and skills of the population	Will the SPD provide opportunities for skills development?	N/A	
Crime & Safety	To improve safety and security for people and property	Does the SPD include design measures, which will minimise crime and the fear of crime?	Burglary (per 1000 pop) Vehicle crimes (per 1000 pop)	Crime & Safety Data – Lancashire Profile
	To reduce crime, disorder and the perception of crime	Will the SPD reduce actual crime, fear of crime or anti social behaviour by creating a better/improved urban landscape?	Burglary (per 1000 pop) Vehicle crimes (per 1000 pop)	
Deprivation and Poverty	To reduce deprivation within the Borough	Does the SPD prevent discrimination and promote equality? Does the SPD support an increase in household income/ wealth?	N/A	

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
Housing	To ensure that everyone has access to a good home that meets their needs	Will the SPD maximise the quality and design of the existing housing stock? Will the SPD ensure an adequate supply of a diverse range of housing types appropriate to the needs of the community?	N/A % residents who think affordable housing has got better / stayed the same Social housing waiting lists	Census (but only every 10 yrs) Quality of Life Survey Registered Social Landlord data
	To promote the increase of the amount of residential floor space available to promote sustainable lifestyles and communities	Will the SPD encourage sustainable lifestyles?	% of people working from home	
Neighbourhood and Community	To promote vibrant communities which participate in decision making	Will all sections of the local community have an opportunity to be involved in the preparation of the SPD?		
	To protect and enhance community spirit and quality of life in neighbourhoods	Will it improve satisfaction of people living in neighbourhoods? Will the SPD mitigate against additional on-street parking, as a result of potential increases in car presence at the site resulting from increased accommodation?	% of people who like the neighbourhood that they live in. N/A	Quality of Life Survey ONS Census Data (Adults/Bedrooms/Car Ownership)
Accessibility	To improve accessibility for all the community	Does the SPD improve access for disabled persons? Does the SPD encourage access to more sustainable forms of transport?	% of people working from home	

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
ENVIRONMENTAL				
Energy & Climate Change	To reduce the generation of waste and promote recycling	Will the SPD reduce householder waste?	% Household waste recycled % Household waste composted % Household waste recovered for energy and heat % Household waste landfilled Per capita household waste (kg)	BVPI 82a BVPI 82b BVPI 82c BVPI 82d BVPI 84
	To reduce greenhouse gas emissions and improve air quality	Will the SPD make a positive contribution towards reducing greenhouse gas emissions? Does the SPD encourage the use of green construction methods? Does the SPD encourage energy efficiency for new developments?	N/A	
	To reduce vulnerability to climate change	Will the SPD ensure that new developments incorporate suitable flood protection measures? Will the SPD minimise the amount of surface water runoff?		
	To reduce the running costs and energy use of buildings	Will the SPD lead to an increase in energy consumption?	Annual average energy / gas consumption Domestic CO2 Emissions per capita (estimates)	DTI Trends DEFRA

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
	To promote principles of sustainable construction and inclusion of renewable energy sources	Will the SPD lead to increased developments using sustainable methods of construction?		
	To encourage the minimisation of waste resultant from development as part of a waste minimisation strategy	Will the SPD encourage the minimisation of waste resultant from development such as the reuse and/or recycling of materials?		
Water	To improve the quality of water courses	Will the SPD make a positive contribution towards the improvement of the boroughs' waterways? Will the SPD minimise the amount of surface water run off? Will the SPD minimise the level of pollution entering the water table?	% river length of good biological / chemical quality	DEFRA / OFWAT
	To ensure the saving of water resources	Will the SPD ensure implementation of water saving methods by design?	N/A	

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
Biodiversity	To protect and enhance wildlife especially rare and endangered species	Will the SPD make a positive contribution to the protection of rare and endangered species such as bats and particular birds often nesting in the roofspace of dwellings?	BAP Species	Lancashire BAP
Material Assets	Prudent use of energy and natural resources	Does the SPD encourage the use of green construction methods? Does the SPD encourage energy efficiency for new developments? Does the SPD maximise the use of recycled materials?	N/A	
Cultural Heritage	To preserve or enhance buildings and areas of special historic and/or architectural interest or value	Will the SPD clearly ensure that development respects the local distinctiveness and character of an area and encourage the enhancement of urban landscape quality?	% of listed buildings at risk.	
Landscape and Townscape Quality	To promote and encourage a high standard of design and development that complements and enhances the area and nearby buildings by improving the quality of the built environment	Will the SPD safeguard and enhance the character and appearance of existing residential areas? Will the SPD enhance the setting of sites, features, buildings and areas of architectural interest and their setting?	% of people who say they like living in their neighbourhood	Quality of Life Survey

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
	To maintain and enhance the quality of landscapes and townscapes.	Will the SPD make a positive contribution to good design?		
ECONOMIC				
Economic Health	To maximize sustainable economic growth	Will the SPD improve the image of the area as a place to invest?	N/A	
	To ensure good quality employment opportunities are available to all	Will the SPD encourage local employment opportunities?	Number of jobs available relating to the construction industry	Annual Business Inquiry/ NOMIS
	To ensure speedy processing of planning applications	<p>Will the SPD assist applicants and developers to receive a decision on a planning application within a reasonable time period?</p> <p>Will the SPD assist applicants to submit an application with a high chance of approval?</p> <p>Will the SPD help reduce the number of planning application objections raised by affected parties, and the escalating number of applications to be heard at Planning Committee?</p> <p>Will the SPD reduce the number of complaints reported on application plans or planning conditions not adhered to?</p>	N/A	<p>Local Planning Authority performance on minor planning applications</p> <p>Local Planning Authority Enforcement Team Records</p>

Topic Area	SA Objective	Appraisal Criteria	Indicators	Data Source
		Will the SPD help reduce the number of planning appeals? Will the SPD result in a reduction in retrospective planning applications for house extensions?		
	To ensure the local area is economically prosperous and competitive	Will the SPD inhibit individual economic prosperity? Will the SPD encourage residential extensions to be built using locally sourced materials and skills?	VAT Registrations Annual Resident and Household Income	ONS / Nomis ONS / Nomis

APPENDIX 2:
APPRAISAL OF STRATEGIC OPTIONS

Appendix 2: Appraisal of Strategic Options

Sustainability Objective	Option A (Do Nothing)		Option B (Balanced Approach SPD)		Option C (More Restrictive SPD)		Option D (Less Restrictive SPD)	
	Effect	Comments/ Mitigation	Effect	Comments/ Mitigation	Effect	Comments/ Mitigation	Effect	Comments/ Mitigation
SOCIAL								
To improve the health of the population	-	Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of neighbouring residents, leading to a detrimental impact on health.	+	An appropriate balance would be struck between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents, there would be fewer health implications.	+/-	The balance in this case would favour the neighbouring residents due to extensions being restricted in size. However the needs of the person wishing to extend may not be met leading to potential overcrowding.	+/-	The balance in this case would favour the person wishing to extend, which would be to the detriment to the neighbouring occupiers.
To promote healthy lifestyles and good living standards for residents	-	Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of neighbouring residents, leading to a detrimental impact on health.	+	An appropriate balance would be struck between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents, there would be fewer health implications.	+/-	The balance in this case would favour the neighbouring residents due to extensions being restricted in size. However the needs of the person wishing to extend may not be met leading to potential overcrowding.	+/-	The balance in this case would favour the person wishing to extend, which would be to the detriment to the neighbouring occupiers.
To improve the education and skills of the population	0	Negligible impact. Allowing people to extend may provide more space within a household for studying to take place.	0	Negligible impact. Allowing people to extend may provide more space within a household for studying to take place.	0	Negligible impact. Allowing people to extend may provide more space within a household for studying to take place.	0	Negligible impact. Allowing people to extend may provide more space within a household for studying to take place.
To improve safety and security for people and property	0	This issue is covered by policies contained within relevant Local Plans. Having no SPD will however not enforce security guidelines.	0	This issue is covered by policies contained within relevant Local Plans. A balanced SPD will however provide guidance on establishing security requirements.	0	This issue is covered by policies contained within relevant Local Plans. An SPD will however provide guidance on establishing security requirements.	0	This issue is covered by policies contained within relevant Local Plans. An SPD will however provide guidance on establishing security requirements.
To reduce crime, disorder and the perception of crime	0	This issue is covered by policies contained within relevant Local Plans. Having no SPD will however not enforce security guidelines.	0	This issue is covered by policies contained within relevant Local Plans. A balanced SPD will however provide guidance on establishing security requirements.	0	This issue is covered by policies contained within relevant Local Plans. An SPD will however provide guidance on establishing security requirements.	0	This issue is covered by policies contained within relevant Local Plans. An SPD will however provide guidance on establishing security requirements.
To reduce deprivation within the Borough	+/-	Having no SPD could lead to an inappropriate balance between the needs of the	+	An appropriate balance would be struck between the needs of the person wishing to	+/-	This would positive benefits for the neighbours, but negative impacts for the	+/-	This would have positive benefits for the person wishing to extend, but

		person wishing to extend and the impact of the extension on the amenities of neighbouring residents. This would result in positive implications for the person extending, and negative implications for neighbouring residents.		extend and the impact of the extension on the amenities of the neighbouring residents, increased living space would improve quality of life, and therefore impact on deprivation would be restricted.		person wishing to extend.		negative impacts for the neighbours.
To ensure that everyone has access to a good home that meets their needs	+/-	Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of neighbouring residents. This would result in positive implications for the person extending, and negative implications for neighbouring residents.	+	An appropriate balance would be struck between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents.	+/-	This would positive benefits for the neighbours, but negative impacts for the person wishing to extend.	+/-	This would have positive benefits for the person wishing to extend, but negative impacts for the neighbours.
To promote the increase of the amount of residential floor space available to promote sustainable lifestyles and communities	-	Having no SPD will mean guidelines for extensions to residential floorspace are not in place to encourage such things as home working.	+	An appropriate and balanced SPD would ensure people wishing to extend could achieve appropriate levels of residential floorspace promoting sustainable lifestyles.	- -	A more restrictive SPD could mean that those wishing to extend cannot gain enough residential floorspace to promote sustainable lifestyles.	+ +	A less restrictive SPD could mean that those wishing to extend can easily gain sufficient floorspace to promote sustainable lifestyles.
To promote vibrant communities which participate in decision making	-	Although the planning process would allow an opportunity for people to comment on applications when they are submitted, the production of an up to date SPD would give people further opportunities to shape the policies that guide decisions.	+	Although the planning process would allow an opportunity for people to comment on applications when they are submitted, the production of an up to date SPD would give people further opportunities to shape the policies that guide decisions.	+	Although the planning process would allow an opportunity for people to comment on applications when they are submitted, the production of an up to date SPD would give people further opportunities to shape the policies that guide decisions.	+	Although the planning process would allow an opportunity for people to comment on applications when they are submitted, the production of an up to date SPD would give people further opportunities to shape the policies that guide decisions.
To protect and enhance community spirit and quality of life in neighbourhoods	+/-	Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of neighbouring residents. This may be detrimental to community spirit, however	+	An appropriate balance would be struck between the needs of the person wishing to extend and the impact of the extension on the amenities of the neighbouring residents. Thus achieving an enhanced community spirit and quality of life.	+/-	The balance in this case would favour the neighbouring residents due to extensions being restricted in size. This may improve quality of life in neighbourhoods, but may cause conflict, detracting from enhancement of	+/-	The balance in this case would favour the people wishing to extend due to less restriction on size of extensions. This may improve quality of life in neighbourhoods, but may cause conflict, detracting from

		may improve quality of life to those extending.				community spirit.		enhancement of community spirit.
To improve accessibility for all the community	-	Having no policy removes an opportunity to highlight specific requirements of individuals/groups.	++	Having an SPD provides an opportunity to highlight specific requirements of individuals/groups.	+	Having an SPD provides an opportunity to highlight specific requirements of individuals/groups. However, a more restrictive SPD would limit additions to a house, which could restrict accessibility for users.	++	Having an SPD provides an opportunity to highlight specific requirements of individuals/groups. A less restrictive SPD would provide greater allowances for people to extend so that they can improve their accessibility.
ENVIRONMENTAL								
To reduce the generation of waste and promote recycling	--	Although any impact of an SPD is likely to be negligible, if no SPD was adopted, people could extend their homes more freely, generating increased occupancy and waste generation.	0	Although any impact is likely to be negligible, adopting a balanced approach would allow people to extend their homes to a suitable level, thus not resulting in considerable increases in waste generation.	+	Although any impact is likely to be negligible, the adoption of a more restrictive approach to house extensions would result in smaller extensions, occupying less people and resulting in lower amounts of waste generation.	-	Although any impact is likely to be negligible, the adoption of a less restrictive SPD could result in larger extensions, occupying more people and resulting in increased waste generation.
To reduce greenhouse gas emissions and improve air quality	++	No guidance could allow people to extend and adapt their homes to meet their needs more freely which would reduce the need to build new houses = less energy use.	+	Adopting a balanced approach would still allow people to extend and adapt their homes to meet their needs, but to a lesser degree.	-	Employing a more restrictive approach would limit the opportunities people have to adapt their homes to meet their needs. This would result in the need to build new houses to meet changing needs.	++	Employing a less restrictive approach could allow people to extend and adapt their homes to meet their needs more freely, which would reduce the need to build new homes.
To reduce vulnerability to climate change	--	Development within flood risk areas may increase vulnerability to climate change. Having no guidance could allow more development, which could increase the vulnerability to flooding.	-	Allowing moderate extensions would have a reasonable impact on flooding due to increased surface run-off.	0	Employing a more restrictive approach would limit the amount of development that takes place, which in turn would limit the impact on flooding.	--	Having less restrictive guidance could allow more development, which could increase the vulnerability to flooding.
To reduce the running costs and energy use of buildings	--	No guidance could allow for people to extend their homes without adopting basic principles to reduce the energy use of buildings.	+	Adopting a balanced approach would allow for people to extend their homes and ensure basic principles to reduce energy use of buildings are employed.	++	Adopting a more restrictive approach would ensure more stringent restrictions on the size of extensions thereby reducing energy use of buildings.	-	Adopting a less restrictive approach would still ensure implementation of energy saving practices, but larger extensions would use more energy.
To promote principles of sustainable	--	No guidance could allow for people to extend their homes without adopting sustainable	+	Adopting a balanced approach would allow for people to extend their homes	+	Adopting a more restrictive approach would still allow for people to extend their homes	+	Adopting a less restrictive approach would allow for people to

construction and inclusion of renewable energy sources		construction principles and incorporating renewable energy sources.		and ensure the principles of sustainable construction and incorporation of renewable energy sources is explored.		and ensure the principles of sustainable construction and incorporation of renewable energy sources is explored.		extend their homes and ensure the principles of sustainable construction and incorporation of renewable energy sources is explored.
To encourage the minimisation of waste resultant from development as part of a waste minimisation strategy	0	Although covered by other policies, having no guidance would remove the opportunity to ensure waste resultant from development is dealt with in line with a minimisation strategy.	+	Although covered by other policies, the adoption of a balanced approach would ensure waste resultant from development is dealt with in line with a minimisation strategy.	++	Although covered by other policies, the adoption of a more restrictive approach would result in smaller developments, and would equally ensure minimisation of waste and resultant less waste dealt with in line with a minimisation strategy.	-	Although covered by other policies, the adoption of a less restrictive approach would result in larger developments, generating more waste, however would equally ensure minimisation of waste via a strategy.
To improve the quality of water courses	0	Any impact on waterways is likely to be negligible.	0	Any impact on waterways is likely to be negligible.	0	Any impact on waterways is likely to be negligible.	0	Any impact on waterways is likely to be negligible.
To ensure the saving of water resources	--	No guidance could allow people to extend their homes whilst missing an opportunity to ensure the implementation of standards to save water resources.	+	Adopting a balanced approach would ensure house extensions implement standards required to save water resources.	+	Adopting a more restrictive approach would still ensure house extensions implement standards required to save water resources.	+	Adopting a less restrictive approach would ensure house extensions implement standards required to save water resources.
To protect and enhance wildlife especially rare and endangered species	-	No guidance could allow people to extend and adapt their homes to meet their needs without having to take account and mitigate against the disruption to habitats of endangered and rare species.	+	Adopting a balanced approach would allow people to extend their homes whilst taking appropriate actions to protect and enhance especially rare and endangered species.	++	Adopting a more restrictive approach would still allow people to extend their homes, however the increased restrictions may more effectively protect and enhance rare and endangered species.	0	Adopting a less restrictive approach would allow people to extend their homes to a larger extent, which may be more damaging to rare and endangered species, however the SPD will mitigate impacts, producing a potential neutral effect.
Prudent use of energy and natural resources	++	No guidance could allow people to extend and adapt their homes to meet their needs more freely which would reduce the need to build new houses = less energy use.	+	Adopting a balanced approach would still allow people to extend and adapt their homes to meet their needs, but to a lesser degree.	-	Employing a more restrictive approach would limit the opportunities people have to adapt their homes to meet their needs. This would result in the need to build new houses to meet changing needs.	++	Employing a less restrictive approach could allow people to extend and adapt their homes to meet their needs more freely which would reduce the need to build new homes.
To preserve or enhance buildings and areas of special historic and/or architectural interest or value	0	Although covered by other policies, having no guidance would remove an opportunity to highlight the importance of preserving and enhancing areas of special historic or architectural interest.	+	Although covered by other policies, reference to the importance of preserving areas of special historic or architectural interest could be made in the SPD.	+	Although covered by other policies, reference to the importance of preserving areas of special historic or architectural interest could be made in the SPD.	+	Although covered by other policies, reference to the importance of preserving areas of special historic or architectural interest could be made in the

								SPD.
To promote and encourage a high standard of design and development that complements and enhances the area and nearby buildings by improving the quality of the built environment	-	Although covered by other policies, having no guidance would remove an opportunity to ensure extensions are of a high standard of design, complementing and enhancing areas and improving the quality of the built environment.	+	Although covered by other policies, the adoption of a balanced SPD would ensure extensions are of a high standard of design, complementing and enhancing areas and improving the quality of the built environment.	++	Although covered by other policies, the adoption of a more restrictive SPD would ensure extensions are of an even higher standard of design, complementing and enhancing areas and improving the quality of the built environment.	+	Although covered by other policies, the adoption of a less restrictive SPD would still ensure extensions are of a high standard of design, complementing and enhancing areas and improving the quality of the built environment.
To maintain and enhance the quality of landscapes and townscapes	--	Having no detailed guidance removes the opportunity to give specific design guidance for specific types of developments e.g. dormers, side extensions etc.	+	A balanced approach provides strong opportunities for design control.	++	More restrictive guidance provides greater design control	+	Less restrictive guidance still contributes to design, but to a lesser degree.
ECONOMIC								
To maximize sustainable economic growth	+/-	This would allow more people to meet their housing needs by allowing them to extend more freely, but this could lead to less acceptable development in terms of design which could deter investment into an area.	+	This would still allow an opportunity for people to extend and meet their needs but would provide stricter design guidance.	+/-	A more restrictive approach would mean fewer opportunities for people to extend and meet their needs but would provide stricter guidance.	+/-	This would allow people to meet their housing needs by allowing them to extend more freely, but could lead to less acceptable development in terms of design deterring investment.
To ensure good quality employment opportunities are available to all	0/+	Any impact is likely to be negligible, but it may provide construction opportunities (but not necessarily for local people).	0/+	Any impact is likely to be negligible, but it may provide construction opportunities (but not necessarily for local people).	0	Any impact is likely to be negligible and construction opportunities would be limited.	0/+	Any impact is likely to be negligible, but it may provide construction opportunities (but not necessarily for local people).
To ensure speedy processing of planning applications	--	A lack of clear guidance would mean it is more difficult to determine applications lengthening the process. It may also mean an increase in the level of conflicts and appeals.	++	Adoption of a balanced SPD would ensure decision making is made easier shortening the process. Guidance to people wishing to extend their home would be clear resulting in less conflicts, appeals and retrospective planning applications.	+/-	Adoption of a more restrictive approach would ensure decision making is easier shortening the process, however, restrictions on people wishing to extend their home may result in more conflicts and appeals.	+/-	Adoption of a less restrictive approach may ensure decision making is easier, however may result in a greater quantity of conflicts and objections by neighbours to larger scale extensions, thus lengthening the process.
To ensure the local area is economically prosperous and competitive	-	A lack of clear guidance may lead to less acceptable development, which could lower economic prosperity, there would be no clear guidance on the use of local	++	Adoption of a balanced approach would lead to acceptable development which could increase economic prosperity and ensure use of locally sourced	+/-	Adoption of a more restrictive approach would lead to acceptable development and ensure use of locally sourced materials and skills, however a reduction in the scale of	+	Adoption of a less restrictive approach would still result in acceptable development, and larger scale extensions would

		sourced materials and skills.		materials and skills.		development may reduce economic prosperity.		increase economic prosperity, whilst ensuring the use of locally sourced materials and skills.
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SUSTAINABILITY APPRAISAL SUMMARY	<p>Adopting a balanced approach (Option B) appears to be the most sustainable choice for the following reasons:</p> <ul style="list-style-type: none"> ▪ It strikes the right balance between the needs of people wishing to extend and the impact of any development on neighbours. This ensures that all people who may be affected by a development are given equal consideration without prejudice; ▪ It would allow an opportunity for specific issues to be addressed, such as design and special circumstances without being overly restrictive; ▪ It would ensure a sufficient level of environmental considerations and mitigation measures that could be incorporated into residential extensions to ensure sustainability and reduced impacts of house extensions on the environment. <p>Option A - Do nothing/business as usual: This option would result in a lack of clear guidance for people who wish to extend their home. It would result in less consistent decisions making, a lack of transparency in decision making and therefore increased conflict. This could have a detrimental impact on health and well-being, accessibility, climate change, the quality of the townscape, economic growth and would remove an opportunity for people to be involved in the decision making process.</p> <p>Option C – Provide clear guidance for homeowners by way of a more restrictive SPD: This option would benefit most of the occupiers of neighbouring properties due to the size of extensions being restricted. However, it would restrict the potential for people to extend their homes to meet their housing needs and promote sustainable lifestyles. Due to this imbalance, this option may have positive impacts for neighbouring residents, but has excessive negative impacts to those wishing to extend.</p> <p>Option D – Provide clear guidance for homeowners by way of a more relaxed SPD: This option would benefit most those people wishing to extend their homes to meet their housing needs promoting sustainable lifestyles. As a result however, larger extensions could have significant detrimental impacts on the amenity of neighbouring occupiers. Due to this imbalance, this option may have positive impacts for those wishing to extend, but has excessive negative impacts for neighbouring residents.</p>
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APPENDIX 3:
APPRAISAL OF THE EFFECTS OF THE SPD

Appendix 3: Appraisal of the Effects of the Draft SPD

'Do Nothing/Business As Usual'

Sustainability Objective	Timescale			Certainty	Scale	Permanent?	Secondary, Cumulative, Synergistic	Comments	Mitigation
	0-3 Years	3-10 Years	10+ Years						
SOCIAL									
To improve the health of the population	- -/+	-/+	-/+	High	Neighbourhood	Long Term	If neighbours on both sides extend there may be a cumulative impact on neighbours.	During the construction phase there are likely disturbances for people extending and neighbours, this may encourage conflicts. People extending would improve health and well being in longer term due to needs being met, however neighbours may suffer through loss of light.	Control over construction, hours of working etc. Provide SPD to balance the needs of those wishing to extend and neighbours.
To promote healthy lifestyles and good living standards for residents	- -/+	-/+	-/+	High	Neighbourhood	Long Term	If neighbours on both sides extend there may be a cumulative impact on neighbours.	During the construction phase there are likely disturbances for people extending and neighbours, this may encourage conflicts. People extending would improve health and well being in longer term due to needs being met, however neighbours may suffer through loss of light.	Control over construction, hours of working etc. Provide SPD to balance the needs of those wishing to extend and neighbours.
To improve the education and skills of the population	0	0	0	High	N/A		Extensions may enable better areas in the house for people to study.	Any impact on education is likely to be negligible.	
To improve safety and security for people and property	-	0	0	Medium	Neighbourhood	Short Term	Displacement of parking on street may increase vehicle crime.	During the construction phase there are likely to be disturbances for the people extending and the neighbours. There may also be dangers associated with the building works. In addition having no SPD will not ensure basic safety and security measure are put into practice in the construction process and finished development.	Increase site security and safety, SPD could offer guidance on this issue. SPD could also offer guidance on securing property.

To reduce crime, disorder and the perception of crime	-	0	0	Medium	Neighbourhood	Short Term	Displacement of parking on street may increase vehicle crime.	During the construction phase there are likely to be disturbances for the people extending and the neighbours. There may also be dangers associated with the building works. In addition having no SPD will not ensure basic safety and security measure are put into practice in the construction process and finished development.	Increase site security and safety, SPD could offer guidance on this issue. SPD could also offer guidance on securing property.
To reduce deprivation within the Borough	++	+	+	High	District	Uncertain	Building extensions will provide more job opportunities (although these may not be for local people).	The extension has its greatest positive impact in the first few years as this is when it is likely to be needed the most. However changing housing needs are unpredictable and so the necessity of the extension may diminish over time.	
To ensure that everyone has access to a good home that meets their needs	+ +/-	+ +/-	+/-	High	District	Medium Term	A secondary impact of building extensions is allowing people to meet their needs that helps retain population in the region.	The extension has its greatest positive impact in the first few years as this is when it is likely to be needed the most. However changing housing needs are unpredictable and so the necessity of the extension may diminish over time. Having no SPD could lead to an inappropriate balance between the needs of the person wishing to extend and the impact of the extension on the amenities of neighbouring residents.	Ensure SPD addresses the need to balance between owners/occupiers of house to be extended and impact on neighbours.
To promote the increase of the amount of residential floor space available to promote sustainable lifestyles and communities	-/+	-/+	-/+	High	District	Long Term	A secondary impact of building extensions is allowing people to meet their needs that helps retain population in the region.	Having no SPD will not encourage and promote the extension of homes in a reasonable manner to allow people to meet their housing needs and promote sustainable lifestyles e.g. home working. However having no SPD will not mean that people cannot extend their home to meet their needs.	Develop SPD to encourage the development of housing needs to promote sustainable lifestyles.

To promote vibrant communities which participate in decision making	-	-	-	High	District	Long Term	Reduction in ownership of the planning process.	Communities unable to influence detailed planning policies although they will still be able to comment on planning applications.	Produce SPD with extensive consultation.
To protect and enhance community spirit and quality of life in neighbourhoods	-	-	-	High	District	Long Term	Reduction in ownership of the planning process.	Communities unable to influence detailed planning policies, although they will still be able to comment on planning applications. There may be an inappropriate balance between those wishing to extend and their neighbours with a lack of clear guidance thereby generating conflicts in communities.	Produce SPD to address this balance.
To improve accessibility for all the community	?	?	?	Low	Unknown	Unknown		Lack of guidance may mean that considerations for minority groups such as disabled people may not be given due consideration. However, these groups may be given more freedom to meet their needs.	Produce SPD, which deals with accessibility.
ENVIRONMENT									
To reduce the generation of waste and promote recycling	-	-	-	Medium	District	Uncertain		Although any impact of an SPD is likely to be negligible, having no clear guidance on reducing waste in constructions and on size restrictions to extension, generating overcrowding, increases in waste generation may occur.	Produce SPD providing advice on reducing waste generation as a result of development and on appropriate sized extensions.
To reduce greenhouse gas emissions and improve air quality	+	+	+	Medium	District/Global	Uncertain		Allowing people to extend and adapt their house to meet their needs would reduce the need to build new housing which would result in lower energy use.	Produce SPD providing further advice on green construction/carbon neutral development. Encourage use of recycled materials.
To reduce vulnerability to climate change	-	-	-	High	Local	Long Term	Cumulative impact of extensions with regard to increased run-off.	Less restricted development within flood risk areas may increase vulnerability to climate change.	Potential impacts should be off-set by flood reduction schemes. Raising floor levels. Improved design – sustainable drainage.

To reduce the running costs and energy use of buildings	-	-	-	Medium	District/Global	Uncertain		Allowing people to extend and adapt their house to meet their needs without clear guidance on reducing energy use would not reduce running costs for buildings.	Produce SPD offering clear guidance on energy reduction measures in house extensions.
To promote principles of sustainable construction and inclusion of renewable energy sources	--	--	--	High	District/Global	Long Term	Secondary impact of building extensions without adopting sustainable practices and inclusion of renewable energy sources is cumulative impact on climate.	Allowing people to extend their homes freely to meet their housing needs without ensuring the adoption of sustainable methods of construction and incorporating renewable energy sources wherever possible would cumulatively have impacts of climate change.	Produce SPD offering clear guidance on sustainable methods of construction and securing renewable energy sources.
To encourage the minimisation of waste resultant from development as part of a waste minimisation strategy	-	-	-	Medium	District	Uncertain		Although any impact of an SPD is likely to be negligible, having no clear guidance on waste minimisation strategies and best practice would mean resultant waste is not dealt with appropriately.	Produce SPD providing advice on reducing waste generation as a result of development.
To improve the quality of water courses	0	0	0	High	N/A	N/A		Potential impact during construction phase.	Offer advice for safe storage of materials.
To ensure the saving of water resources	-	-	-	Medium	District	Uncertain		Allowing people to extend and adapt their house to meet their needs without clear guidance on reducing water demand and saving water resources would fail to meet this objective.	Produce SPD offering clear guidance on water resource saving measures in house extensions.
To protect and enhance wildlife especially rare and endangered species	-	-	-	Medium	Local	Long Term	A secondary impact to allowing people to extend their properties may be damaging impacts on habitats of rare and endangered species.	Without clear guidance on house extensions, people will extend their homes to meet their needs without having to take account and mitigate against disruption to habitats of endangered and rare species.	Produce SPD highlighting the need to take account and protect endangered and rare species.
Prudent use of energy and natural resources	+	+	+	High	District/Global	Uncertain		Allowing people to extend and adapt their house to meet their needs would reduce the need to build new	Produce SPD providing further advice on green construction/carbon

								houses which would result in lower energy use.	neutral development. Encourage use of recycled materials.
To preserve or enhance buildings and areas of special historic and/or architectural interest or value	0	0	0	High	Local	N/A		Other policies should prevent any detrimental impacts with regard to design, however no SPD would remove an opportunity to highlight the importance of preserving and enhancing areas of special historic or architectural interest.	Produce SPD to raise awareness of the importance of design in preserving the character of areas of special interest.
To promote and encourage a high standard of design and development that complements and enhances the area and nearby buildings by improving the quality of the built environment	--	--	--	Medium	District	Long Term	Cumulative impact of poor quality development.	Although other policies should prevent any detrimental impacts on the built environment, however a lack of guidance risks poorer design that may be more difficult to refuse, in the long term being detrimental to surrounding buildings and the built environment.	Develop SPD to provide design guidance for house extensions to ensure developments complement the built environment.
To maintain and enhance the quality of landscapes and townscapes	--	--	--	Medium	District	Long Term	Cumulative impact of poor quality development.	A lack of guidance risks poorer design that may be more difficult to refuse, in the long term being detrimental to townscapes and landscapes.	Develop SPD to provide design guidance for specific types of development e.g. dormers, terracing.
ECONOMIC									
To maximize sustainable economic growth	+	-	-	Medium	District	Uncertain	Cumulative impact of poor quality development, which has a detrimental impact on townscape may result in less investment in an area.	Initial positive impact of investment in the area, but potential negative impact in longer term if extensions reduce townscape quality.	Provide guidance that ensures good quality design.
To ensure good quality employment opportunities are available to all	+	0	0	Medium	District	Uncertain		There may be some construction job opportunities but there is no guarantee that these will be local.	Possibility to produce SPD encouraging the use of local skills and materials to adopt sustainable construction methods and development.

<p>To ensure speedy processing of planning applications</p>	<p>- -</p>	<p>- -</p>	<p>- -</p>	<p>High</p>	<p>District</p>	<p>Uncertain</p>		<p>Allowing people to extend their homes freely to meet their needs without clear guidance may result in increased conflicts and appeals lengthening the process of determining planning applications.</p>	<p>Produce SPD with clear and transparent guidance to those wishing to extend their home, thus reducing conflicts and appeals, shortening the planning application process.</p>
<p>To ensure the local area is economically prosperous and competitive</p>	<p>+</p>	<p>-</p>	<p>-</p>	<p>Medium</p>	<p>District</p>	<p>Uncertain</p>	<p>Cumulative impact of poor quality development, which has a detrimental impact on townscape may result in less investment in an area.</p>	<p>Initial positive impact of investment in the area, generating increased prosperity and competition, but potential negative impact in longer term if extensions reduce townscape quality, thus reducing investment and prosperity.</p>	<p>Provide guidance that ensures good quality design.</p>
<p>SUSTAINABILITY APPRAISAL SUMMARY</p>	<p>The do nothing approach raises concerns about the potential for poorly designed extensions resulting in long term detrimental impact on the visual appearance and design quality of the District. This may result in continued long term decline in investment.</p> <p>In addition by not having an SPD it would be more difficult to balance the needs of people wishing to extend against the amenities of neighbours, nor would it be possible to ensure sustainable forms of construction and adequate protection of habitats and the environment. In the short term the do nothing approach could result in increased disturbances, to which an SPD could mitigate.</p>								

Assessment of Effects of *Extending Your Home* SPD

Sustainability Objective	Timescale			Certainty	Scale	Permanent?	Secondary, Cumulative, Synergistic	Comments	Mitigation
	0-3 Years	3-10 Years	10+ Years						
SOCIAL									
To improve the health of the population	+/-	+	+	High	Neighbourhood	Long Term	The secondary benefits of the SPD is to balance the needs of those wishing to extend with their neighbours, accordingly the health of these people should not be significantly affected.	During the construction phase there are likely to be disturbances for the people extending and their neighbours, which may also cause conflict. The overall purpose of the guidance is to provide the correct balance required and take account of amenities of neighbours. A recommendation is made in the SPD that communication between neighbours should take place, various Design Note policies deal with this issue also. Provisions are also in place to ensure safety during and after construction.	The SPD should strike the correct balance between the needs of people wishing to extend and the health impacts on neighbouring properties.
To promote healthy lifestyles and good living standards for residents	+/-	+	+	High	Neighbourhood	Long Term	The secondary benefits of the SPD is to balance the needs of those wishing to extend with their neighbours, accordingly the health of these people should not be significantly affected.	During the construction phase there are likely to be disturbances for the people extending and their neighbours, which may also cause conflict. The overall purpose of the guidance is to provide the correct balance required and take account of amenities of neighbours. A recommendation is made in the SPD that communication between neighbours should take place, various Design Note policies deal with this issue also. Provisions are also in place to ensure safety during and after construction.	The SPD should strike the correct balance between the needs of people wishing to extend and the health impacts on neighbouring properties.
To improve the education and skills of the	0	0	0	High	N/A	N/A	Extensions may enable better areas in the	Any impact on education is likely to be negligible; the SPD however creates a	

population							house for people to study.	balanced approach to home extensions to allow adequate provision for people to extend their home.	
To improve safety and security for people and property	-	0	0	Medium	Neighbourhood	Short Term	Displacement of parking on street may increase vehicle crime.	During the construction phase there are likely to be disturbances for the people extending and the neighbours. There may also be dangers associated with the building works.	Striking a balance between reduced aspect distances due to increased natural surveillance and privacy issues is key, the SPD could also provide further guidance on site safety and security.
To reduce crime, disorder and the perception of crime	-	-	-	Medium	Neighbourhood	Long Term	Displacement of parking on street may increase vehicle crime. Extension of properties may increase crime potential due to perception of neighbourhoods.	Although this is covered by other policies and guidance and to a certain extent governed by Building Regulations, the opportunity to provide guidance on securing extensions to property to mitigate against crime by applying and adopting certain standards of design and protection.	Provide clear guidance on designing out crime in the SPD and advice on where to find information on the security standards that will be required in any development. The SPD, although stating the necessity to meet Building Control Regulations, should specifically detail security measures.
To reduce deprivation within the Borough	++	+	+	High	District	Uncertain	Building extensions will provide more job opportunities (although these may not be for local people).	The extension has its greatest positive impact in the first few years, as this is when it is likely to be needed the most. However changing housing needs are unpredictable and so the necessity of the extension may diminish over time. The SPD aims to provide a balanced approach to house extensions, ensuring that people can meet their housing needs minimising amenity impacts on neighbours and generating work within the District.	Provide SPD with clear guidance on house extensions and minimizing amenity impacts on neighbours. The SPD could provide further guidance on utilizing local skills and materials as part of sustainable construction.
To ensure that everyone has access to a good home that meets their needs	++	+	+	High	District	Uncertain	Policies should allow for a balanced approach to extensions,	The extension has its greatest positive impact in the first few years, as this is when it is likely to be needed the most. However changing	Provide clear guidance on appropriate house extensions to allow the population to meet their housing needs

							allowing people to meet their needs and helping to retain population in the region.	housing needs are unpredictable and so the necessity of the extension may diminish over time. The SPD aims to provide a balanced approach to house extensions, allowing people to meet their housing needs.	thereby retaining population in the region.
To promote the increase of the amount of residential floor space available to promote sustainable lifestyles and communities	++	+	+	High	District	Long Term	Policies should allow for a balanced approach to extensions, allowing people to meet their needs and thereby promoting sustainable lifestyle patterns.	The extension has its greatest positive impact in the first few years, as this is when it is likely to be needed the most. However changing housing needs are unpredictable and so the necessity of the extension may diminish over time. The SPD aims to ensure policies are in place to ensure people can achieve their housing needs whilst mitigating detrimental impacts on neighbours, thus allowing flexibility for people to adjust their lifestyles in a more sustainable manner i.e. homeworking etc.	Provide clear guidance on appropriate house extensions to allow the population to meet their housing needs thus promoting sustainable lifestyle patterns.
To promote vibrant communities which participate in decision making	+	+	+	High	District	Long Term	Increased ownership of policies.	Communities able to influence detailed planning policies as well as being able to comment on planning applications.	Ensure consultation in line with statutory requirements.
To protect and enhance community spirit and quality of life in neighbourhoods	+	+	+	High	District	Long Term	Increased ownership of policies.	Communities able to influence detailed planning policies as well as being able to comment on planning applications. The SPD provides a balanced approach to house extensions, ensuring people can meet their housing needs whilst mitigating detrimental impacts to neighbours, thus minimising the possibility of conflict and enhancing community spirit.	Provide a balanced approach to house extensions in the SPD. Ensure consultation is in line with statutory requirements.

<p>To improve accessibility for all the community</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>High</p>	<p>District</p>	<p>Long Term</p>	<p>If existing users move out and a larger than normal extensions has been permitted due to special circumstances, the balance between the needs of the occupants and neighbours is lost.</p>	<p>Reference is made in the SPD to special circumstances, such as the needs of disabled people, to ensure their needs are taken into account as part of the balancing process.</p> <p>The SPD is considered flexible to meet needs on a case by case basis. However the SPD states that significant deviation from the standards included in the SPD is unlikely to be appropriate, mitigating against future amenity issues between neighbours when existing users move on.</p>	<p>Provide a balanced approach to house extensions in the SPD.</p>
<p>ENVIRONMENT</p>									
<p>To reduce the generation of waste and promote recycling</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>Medium</p>	<p>District</p>	<p>Long Term</p>	<p>Secondary impact of building house extensions is intensification of people, producing more waste.</p>	<p>Although any impact of an SPD is likely to be negligible, and policies elsewhere govern general practices toward waste reduction and recycling, house extensions generally result in intensification of people, naturally increasing waste production, and therefore although this is a secondary impact, the SPD could attempt to mitigate against.</p>	<p>Potential to provide guidance in SPD to discuss and promote recycling and mitigating against waste production as a result of house extensions.</p>
<p>To reduce greenhouse gas emissions and improve air quality</p>	<p>+</p>	<p>+</p>	<p>+</p>	<p>Medium</p>	<p>District/Global</p>	<p>Uncertain</p>		<p>The SPD allows people to extend and adapt their homes to meet their needs, which will reduce the demand for new housing, reducing energy use.</p> <p>The SPD in addition gives advice on sustainable construction methods.</p>	<p>Produce SPD containing advice on sustainable construction.</p> <p>SPD should have more information regarding green construction/ carbon neutral development and the use of recycled materials.</p>
<p>To reduce vulnerability to climate change</p>	<p>-/+</p>	<p>-/+</p>	<p>-/+</p>	<p>High</p>	<p>Local</p>	<p>Long Term</p>	<p>Cumulative impact of extensions with regard to increased runoff.</p>	<p>A balanced approach to development within flood risk areas reduces the impact of climate change, however any impact would be negative.</p>	<p>Provide SPD containing clear guidance on development in flood risk areas.</p>

								Further advice on flood risk and the approach is contained within the SPD.	
To reduce the running costs and energy use of buildings	-	-	-	Medium	District/Global	Uncertain		<p>Adoption of certain standards within house extensions would enable energy use and running costs to be minimised.</p> <p>The SPD contains information regarding sustainable construction and water conservation as well as stating the need to meet Building Regulation standards.</p>	<p>Provide SPD with details on sustainable construction, water conservation and Building Regulation standards.</p> <p>SPD could however provide further information relating to methods of reducing energy consumption.</p>
To promote principles of sustainable construction and inclusion of renewable energy sources	+	+	+	High	District/Global	Long Term	Cumulative impact on climate if approaches not adopted.	<p>The incorporation of sustainable construction methods and renewable energy wherever possible would serve to lessen the impacts of house extensions on the environment.</p> <p>The SPD offers guidance on sustainable construction and development methods, and provides details of places to go to get more information. This is encouraged in the SPD along with potential sources and opportunities to generate a proportion of energy from renewable sources however could be given a higher priority.</p>	<p>Provide clear guidance and expectations in the SPD of sustainable construction and development and information about further contacts, as well as guidance on incorporation of renewable sources of energy.</p>
To encourage the minimisation of waste resultant from development as part of a waste minimisation strategy	+	+	+	High	District	Uncertain		<p>Although the impact of a house extensions SPD is likely to be negligible, minimising the waste produced as part of the development process is important and warrants attention.</p> <p>The SPD discusses the need to take on board sustainable construction methods.</p>	<p>Provide clear guidance on expectations with respect to waste minimisation as part of developments.</p> <p>Make reference in SPD to need to meet requirements of the 'Managing and Minimising Waste in New Developments' SPD produced by Lancashire County Council.</p>

To improve the quality of water courses	0	0	0	High	N/A	N/A		<p>Potential impact during construction phase, however scale of development would mean impact is likely to be negligible.</p> <p>SPD contains guidelines on sustainable construction and development, and places to go to find out more information.</p>	<p>Provide details on sustainable construction and information points to find out more.</p>
To ensure the saving of water resources	+	+	+	Medium	District	Uncertain		<p>Whilst there is no current shortage of potable water in the north west, predictions on global warming means there may come a time when this is an issue.</p> <p>The SPD offers clear guidance on the various opportunities for people to conserve water by adopting various practices in house extensions.</p>	<p>Provide clear guidance on water conservation methods by design in house extensions.</p>
To protect and enhance wildlife especially rare and endangered species	+	+	+	Medium	Local	Long Term	<p>A secondary impact to allowing house extensions may be damaging impacts on habitats of rare and endangered species.</p>	<p>Species such as bats can use roof spaces as roost or hibernation sites, therefore house extensions can cause damaging impacts of not controlled.</p> <p>The SPD takes full account of the need to protect these and related species, and provides guidance on how to approach this.</p>	<p>Provide clear guidance on how to approach any works involving disturbance to habitats of rare or endangered species.</p>
Prudent use of energy and natural resources	+	+	+	Medium	District/Global	Uncertain		<p>The SPD allows people to extend and adapt their homes to meet their needs, which will reduce the demand for new housing, reducing energy use.</p> <p>The SPD in addition gives advice on sustainable construction methods.</p>	<p>Produce SPD containing advice on sustainable construction.</p> <p>SPD should have more information regarding green construction/ carbon neutral development and the use of recycled materials, to ensure the prudent use of natural resources.</p>

To preserve or enhance buildings and areas of special historic and/or architectural interest or value	++	++	++	High	Local	N/A		Other policies should prevent any detrimental impacts with regard to design. The SPD provides clear design guidance and the approach to buildings of special historic or architectural interest to ensure any development is sympathetic to surroundings.	Develop SPD offering clear guidance on house extensions and the need to preserve and enhance buildings of historic or architectural interest.
To promote and encourage a high standard of design and development that complements and enhances the area and nearby buildings by improving the quality of the built environment	++	++	++	Medium	District	Long Term	Cumulative impact of higher quality development.	Other policies should prevent any detrimental impacts with regard to design. The SPD contains 10 Design Notes to follow depending on the type of extension being developed. There is extensive guidance in place to ensure development complements and enhances the surrounding environment.	Develop SPD offering extensive design guidance on development of house extensions to ensure development complements and enhances the surrounding environment.
To maintain and enhance the quality of landscapes and townscapes	++	++	++	Medium	District	Long Term	Cumulative impact of higher quality development.	Other policies should prevent any detrimental impacts with regard to design. The SPD offers clear design guidance for house extensions, meaning poorer quality designs will be easier to refuse, resulting in long term benefits to landscapes and townscapes.	Develop SPD offering extensive design guidance on development of house extensions, to ensure quality development resulting in long term benefits to landscapes and townscapes.
ECONOMIC									
To maximize sustainable economic growth	+	+	+	Medium	District	Uncertain	Cumulative impact of higher quality development, which has a positive impact on townscape, may result in more investment in an area.	Initial positive impact of investment in the area developing house extensions. The SPD offers clear and detailed design guidance, meaning development will be of sufficient quality to ensure sustainable economic growth for the future.	Develop SPD offering extensive design guidance on development of house extensions, to ensure quality development and long term sustainable economic growth.
To ensure good quality employment opportunities	+	0	0	Medium	District	Uncertain		There may be construction job opportunities, however there is no guarantee that these will be local.	Possibility to produce SPD that encourages the utilisation of local skills and labour as

are available to all									part of sustainable construction methods.
To ensure speedy processing of planning applications	+	+	+	High	District	Uncertain		<p>To ensure speedy process of planning applications means clear, transparent and robust planning policies must be in place.</p> <p>The SPD gives clear textual and diagrammatic guidance on various types of house extension, and will certainly quicken the planning application process, reducing conflicts and appeals.</p>	Produce SPD with clear and transparent guidance to provide a robust policy background thus ensuring a speedier planning application process.
To ensure the local area is economically prosperous and competitive	+	+	+	Medium	District	Uncertain	<p>Cumulative impact of higher quality development, which has a positive impact on townscape, may result in more investment in an area.</p>	<p>Initial positive impact of investment in the area, generating increased prosperity and competition.</p> <p>The SPD offers clear and detailed design guidance, meaning development will be of sufficient quality to ensure continued economic prosperity and competition.</p>	Develop SPD offering extensive design guidance on development of house extensions, to ensure quality development and long term economic prosperity and competition.
SUSTAINABILITY APPRAISAL SUMMARY	<p>The SPD sufficiently addresses the balance between the needs of people wishing to extend their home and the impact of that development on neighbouring occupiers. This in turn has positive effects on some sustainability objectives, especially in the social category.</p> <p>In addition, production of the policies within the SPD allows for extensive consultation to take place, which ensures ownership of the policies for residents and refinement of those policies so that they are representative of the views of residents.</p> <p>The SPD however fails least best on various environmental issues. Although the SPD does mention sustainable construction methods, more guidance could be incorporated as to the requirements in terms of waste minimisation, incorporation of renewables. The SPD also fails to offer guidance on green construction, utilising locally sourced materials and labour, and basic crime reduction measures.</p>								

