



Wigan Local Development Framework

**House Extensions Design Guide
Supplementary Planning Document (draft)**

Sustainability Appraisal Report

January, 2009

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1.0 Meeting the requirements of the SEA Directive

- 1.1 This sustainability appraisal meets the requirements of a strategic environmental assessment. We have outlined where these requirements have been met in table 1 below.
- 1.2 Further details about our approach can be found in section 3 of this report and in a separate scoping report for the protected species planning document. You can find the Residential Extensions Scoping Report on the council's webpage's at www.wigan.gov.uk

Information required in Environment Report	Where covered in SA Report
Outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes.	Section 3.2 & Scoping Report
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Broad Scoping Report for the Local Development Framework. Scoping Report for the Residential Extensions SPD.
The environmental characteristics of areas likely to be significantly affected.	Broad Scoping Report for the Local Development Framework. Scoping Report for the Residential Extensions SPD.
Any existing environmental problems which are relevant to the plan or programme.	Broad Scoping Report for the Local Development Framework. Scoping Report for the Residential Extensions SPD.
The environmental protection objectives which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Broad Scoping Report for the Local Development Framework. Scoping Report for the Residential Extensions SPD.
The likely significant effects on the environment.	Sections 6 and 7 Appendix A
The measures envisaged to prevent, reduce and offset any significant adverse effects on the environment of implementing the plan or programme.	Sections 6 and 7 Appendix A
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.	Section 6
A description of measures envisaged concerning monitoring.	Section 8
A non-technical summary of the information provided under the above.	Section 2

Table 1: Meeting the requirements of strategic environmental assessment.

2.0 Non Technical Summary

Background

- 2.1 This document is a sustainability report for the appraisal of the Residential Extensions Supplementary Planning Document.
- 2.2 Sustainability appraisal helps us to identify and balance the environmental, social and economic implications of our plans and proposals.
- 2.3 It involves a number of stages, such as collecting information, setting objectives that we aspire towards, developing a sustainability appraisal framework, making suggestions for alternatives and improvements and showing how we will monitor the plan being appraised.
- 2.4 In November 2007 we produced a 'scoping report' that outlined how we would appraise the residential extensions planning document. It also contained the background information that we used to help us carry out the later stages of appraisal. We updated this scoping report in November 2008.
- 2.5 Using the scoping report as a guide, we then assessed the implications of the residential extensions document against economic, social and environmental objectives.

Options appraisal

- 2.6 Using our sustainability framework, we assessed and compared three broad options for tackling the 'issues' associated with residential extensions. These were as follows:
 - Option 1** - Don't have a supplementary planning document / rely on the Unitary Development Plan policies R1D / EV3 & current "advice note"
 - Option 2** - Have restrictive / essential design standards in the supplementary planning document.
 - Option 3** - Offer a mix of advice, guidance and essential design standards
- 2.7 Our results showed us that option 1 was the least sustainable and would not result in many positive impacts.
- 2.8 Although option 2 resulted in the most significant positive impacts (especially in terms of sustainability design and construction) there were considerable negative impacts on other objectives, notably economy and housing.
- 2.9 Option 3 offered an appropriate mix, having a wide range of positive impacts and only a few minor negative impacts. Consequently, we used option 3 as the basis of developing the supplementary planning document.

Sustainability Implications of the draft plan

- 2.10 Once we had developed our preferred options for the SPD, we carried out appraisals on the draft supplementary planning document.
- 2.11 Our results showed that the majority of impacts would be positive.
- 2.12 In particular, the main positive impacts associated with the residential extensions SPD are the protection and enhancement of the built environment and improved neighbourhood quality and amenity; with the benefits getting stronger over time.
- 2.13 More specifically, the SPD would help to preserve and enhance the character of the borough's residential areas and help to protect important historic and natural features.
- 2.14 There will be knock-on positive impacts on a number of other sustainability objectives too - namely housing, community development, health, biodiversity and economy. However, these impacts are only minor.
- 2.15 There could be some minor negative impacts in the short to medium term associated with energy / resource use.

Summary of differences the appraisal has made

- 2.16 During the appraisal process we identified a number of measures to help improve the supplementary planning document.
- 2.17 Of particular note was the need to give greater consideration to sustainability measures such as energy and water efficiency, waste management, and use of sustainable materials.
- 2.18 As a result of these suggestions, the supplementary planning document was amended so that applicants will be required to outline how sustainability measures have been considered in their proposals. Although there are no standards, encouraging best practice could lead to higher levels of sustainability in some developments.

Consultation

- 2.19 This sustainability report is available for six-weeks of consultation alongside the draft Residential Extensions SPD, from 6th March 2009 to 17th April 2009.
- 2.20 We are inviting comments from our statutory consultees (The Environment Agency, Natural England, and English Heritage) as well as from a wide range of other stakeholders and the wider community.

For further information about this sustainability appraisal or any other relevant issues please contact:

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3.0 Background

Purpose of the appraisal

- 3.1 This document reports on the sustainability appraisal of the draft Residential Extensions Supplementary Planning Document.
- 3.2 We have carried out the appraisal to ensure that the economic, social and environmental implications of the residential extensions document are considered and balanced.
- 3.3 This report should be read in conjunction with the draft Residential Extensions Supplementary Planning Document.

The Residential Extensions Supplementary Planning Document

- 3.4 Supplementary planning documents form a suite of documents that make up Wigan's Local Development Framework. They are produced to provide additional information to core policies set out in the Council's Replacement Unitary Development Plan which is saved for a period of 3 years under the Planning and Compulsory Purchase Act 2004 and currently forms part of the Local Development Framework.
- 3.5 As the Local Development Framework develops the Unitary Development Plan will eventually be replaced by development plan documents such as the Core Strategy and Allocations & Infrastructure documents. Subsequently the guidance set out in this supplementary document will eventually be replaced by equivalent planning policy set out in the emerging development plan documents. For more information on the Local Development Framework please visit www.wigan.gov.uk
- 3.6 However, in this case, the Residential Extensions document is being promoted ahead of the Core Strategy because we want to provide clear guidance that builds on policy "R1D – The Design of New Residential Development and House Extensions" in the Replacement Unitary Development Plan (Adopted April 2006). Development should also accord with other design policies such as policy EV3 "Design" and policy EV3a "Design of New Development".
- 3.7 The aim of the Residential Extensions Supplementary Planning Document is to:
 - Expand on planning policies set out in government guidance and regional and local development plans.
 - Raise awareness of the value of good design and how it can be achieved in protecting the residential amenity of neighbouring properties and enhancing local environments.
 - Provide a clear set of guidance and standards to explain what the Council will expect from householder alterations and extensions.
 - Improve the quality of submissions for planning approval, in order to achieve better quality development and quicker decisions.

- 3.8 Once adopted, the residential extensions supplementary planning document will provide non-statutory guidance that will be used as a material consideration to determine planning applications and used to defend council decisions at appeal.
- 3.9 The policies contained in the Replacement Unitary Development Plan were subject to a sustainability appraisal in January 2006. However due to changes introduced by the EU Directive on Strategic Environmental Assessment we do not consider that appraisal approach to be sufficient for documents that are supplementary to the Unitary Development Plan's policies.
- 3.10 Therefore, in order to ensure that the parent policy R1D and the residential extensions document are both effectively appraised, we have adopted a new approach to appraisal that meets these new regulatory requirements.
- 3.11 You can find details of our approach in a separate 'scoping report' for the Residential Extensions Supplementary Planning Document, which can be viewed on our website at www.wigan.gov.uk
- 3.12 The scoping report has also been summarised from section 4.6 - 4.17 of this document.

4.0 Our approach to sustainability appraisal

- 4.1 The Government guidance “*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (2005)*” recommends undertaking an integrated sustainability appraisal that incorporates the requirements of a strategic environmental assessment.
- 4.2 This guidance sets out a number of stages and tasks for sustainability appraisal that runs in parallel to the development plan preparation process.
- 4.3 We are following this guidance to carry out appraisals of Local Development Framework documents in Wigan. Good practice examples from other local authorities have also been used as reference material.
- 4.4 This sustainability appraisal report for the residential extensions document represents the completion of up to Stage C of the process; which is outlined in table 2 below.
- 4.5 Further details about our methodology can be found in the Scoping Report for the Residential Extensions Supplementary Planning Document.

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	
A1: Identifying other relevant policies, plans and programmes, and sustainability objectives.	
A2: Collecting baseline information.	
A3: Identifying sustainability issues and problems	
A4: Developing the sustainability framework and outlining what happens next	
A5: Consulting on the scope of the sustainability appraisal	Output – Scoping Report
Stage B: Developing and refining the options and assessing the effects	
B1: Testing the supplementary planning document objectives against the SA Framework.	
B2: Developing the supplementary planning document options.	
B3/B4: Predicting and evaluating the effects of the draft supplementary planning document.	
B5: Considering ways of mitigating adverse effects and maximising beneficial effects.	
B6: Proposing measures to monitor the significant effects of implementing the planning document.	
Stage C: Preparing the Sustainability Appraisal Report	
C1: Preparing the Sustainability Appraisal Report	Output – The Sustainability Report
Stage D: Consulting on draft SPD and Sustainability Appraisal Report	
D1: Public participation on the Sustainability Appraisal Report and draft planning document	
D2: Appraising significant changes.	Output - Production of the Sustainability Statement

Table 2: The stages and tasks of sustainability appraisal

The Scoping Report (a summary of Stage A)

- 4.6 Stage A of the appraisal process resulted in the production of a scoping report for the Residential Extensions document in November 2007.
- 4.7 The scoping report sets out the initial context, the key issues to be considered and our methodologies.
- 4.8 We sent the scoping report to the following three statutory consultees for a five-week period (8th November - 13th December, 2007) to ensure that the appraisal was comprehensive and addressed all the relevant issues.
- Environment Agency
 - Natural England
 - English Heritage

Comments received

- 4.9 Natural England identified that protected species issues can be a particularly important consideration in residential extensions. For example, protected species, such as bats, often occupy roof spaces in dwellings. "These issues should be brought to the fore in both the Sustainability Appraisal and the Residential Extensions Supplementary Planning Document".
- 4.10 The Environment Agency was satisfied with the scoping report.
- 4.11 English Heritage made no comments on the scoping report.

You can view the scoping report for the residential extensions planning document on our website at www.wiganmbc.gov.uk.

We have provided a summary of the main findings from the scoping report below.

Summary of Scoping Tasks

Task A1: Review of key documents and policy context

4.12 A number of key issues and messages were identified as part of a 'contextual review' of plans, strategies, policies and other pieces of 'evidence'. These issues were taken into account when establishing the sustainability issues and appraisal framework.

- Promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture.
- Places should be easy to get to move through, considering the needs of disabled people.
- Promote the use of sustainable technologies and construction.
- Strike a balance between the natural and man-made environments.
- The public realm must be safe, varied and attractive.
- To promote adaptability through development that can respond to changing social, technological and economic conditions.
- Design, amenity and sensitive areas are key components of effective SPD.
- There is a lack of innovation in development approaches in respect of sustainable development, use of new
- Technology, construction efficiencies, and planning and design appropriate for the 21st century.
- Protected species issues can be a particularly important consideration in residential extensions. For example, protected species, such as bats, often occupy roof spaces in dwellings (From consultation with Natural England).

Task A2: Baseline information

4.13 We have little quantitative data relevant to residential extensions in Wigan. However, we were able to identify a number of qualitative trends and issues from officer knowledge and experience.

- The Borough has a lack of good quality modern housing design that enhances the character and uniqueness of the locality.
- There is a lack of sustainable design examples to deliver developments that contribute to economic, social and environmental objectives.
- The impact of Conservation Areas and Listed Buildings is limited due to inappropriate design of new development. This fails to understand or 'read' buildings of historic merit. The design of new buildings appears to be driven by economics rather than aesthetics and townscape appearance.

Task A3: Sustainability issues

4.14 A number of sustainability issues were identified through the 'contextual review', baseline studies and consultation.

- It is imperative that we respond and plan for climate change by ensuring sustainable drainage, design and construction in new developments.
- The quality and character of landscapes, townscapes and buildings needs to be preserved and enhanced.

- Design, amenity and sensitive areas are very important issues for the built environment.
- The borough is lacking good quality and sustainable housing design. The design of new buildings appears to be driven by economics rather than aesthetics and townscape appearance.

4.15 These issues were taken into account when tweaking the sustainability appraisal framework and informing the content of the residential extensions document.

Task A4: Developing a sustainability framework

4.16 We have developed a broad sustainability appraisal framework for Wigan's Local Development Framework. This framework consists of 18 headline objectives, sub-questions, monitoring indicators and impact matrices.

4.17 We will be using this framework to assess the economic, social and environmental impacts that the core strategy policies and other higher-tier development plan documents are likely to have.

4.18 Government guidance recommends that this framework should also inform lower-tier documents such as supplementary planning documents. Therefore, we have deemed it appropriate to use our broad sustainability appraisal framework to appraise the residential extensions document. However, we have made minor modifications to the framework in light of the specific sustainability issues identified for residential extensions.

4.19 Further details can be found in the scoping report for the residential extensions document.

4.20 The sustainability appraisal framework is underpinned by the following headline objectives.

1	To protect and enhance the borough's biodiversity and wildlife habitats.
2	To protect and improve local air quality.
3	To preserve and enhance the boroughs soil and mineral resources.
4	To ensure sustainable and integrated management of the Borough's water resources.
5	To preserve and enhance the boroughs landscapes, countryside and green spaces.
6	To ensure high quality, sustainable design in all developments whilst respecting, enhancing and capitalising on the borough's historic environment.
7	To address the waste hierarchy by: minimising waste as a priority, then reusing, recycling, composting and recovering for energy, before finally seeking disposal.
8	To reduce crime, disorder, drug use and the fear of crime and anti-social behaviour, particularly in our priority neighbourhoods and other "hotspots".
9	To protect and improve the environmental quality of neighbourhoods, particularly those with high levels of multiple deprivation.
10	To protect and improve physical and mental health, improve access to good quality healthcare and encourage healthy lifestyles, particularly in the most deprived parts of the Borough.
11	To provide increased opportunities for engagement in cultural, leisure and recreational activities.
12	To ensure access for all to good quality, affordable housing that is sustainably designed, built and maintained.
13	To improve educational and vocational achievement, ensuring a culture of lifelong learning that allows people to fulfil their duties and potential in a global society.
14	To effectively involve local communities in decision making, build community capacity and encourage a sense of community identity and welfare that embraces diversity and equality
15	To ensure the borough has a secure supply of energy that meets current and future needs and minimises our contribution to climate change.
16	To develop transport, telecommunications and economic infrastructure so as to encourage efficient patterns of movement, less need to travel and improvements in the choice and use of sustainable transport modes.
17	To aim for a more sustainable local economy that is built on knowledge-based, socially responsible and environmentally progressive industry and commerce.
18	To ensure a thriving and prosperous borough of high employment and economic activity that benefits everyone.

Table 3: Headline sustainability objectives.

5.0 Testing the planning document objectives against the sustainability appraisal framework (Task B1)

5.1 It is important that the objectives / aims of the Residential Extensions Supplementary Planning Document are in accordance with sustainability principles. This can be determined by using a compatibility matrix to test the objectives of the planning document against our sustainability objectives; helping to identify possible sources of conflict.

The objectives / aims are:

1. To expand on planning policies set out in government guidance and regional and local development plans.
2. Raise awareness of the value of good design and how it can be achieved in protecting the residential amenity of neighbouring properties and enhancing local environments.
3. Provide a clear set of guidance and standards to explain what the Council will expect from householder alterations and extensions.
4. Improve the quality of submissions for planning approval, in order to achieve better quality developments and quicker decisions.

Results of the compatibility check

5.2 Table 5 illustrates that the objectives of the residential extensions supplementary planning document are broadly compatible with the majority of the 18 headline sustainability objectives. Therefore, we can be confident that the residential extensions document has the right aims and objectives and can be expected to have a number of positive impacts on sustainability issues. (see appendix A for more detail about the positive impacts we identified).

However, although these objectives are broadly compatible, the degree of impacts will be determined by the detailed content of the SPD.

SA Objective	SPD Objective 1 To expand on planning policies	SPD Objective 2 Raising awareness of design	SPD Objective 3 Providing guidance and standards on extensions	SPD Objective 4 Improve quality of planning submissions
1. Biodiversity	✓	✓	?	✓
2. Air quality				
3. Soil quality				
4. Water	✓	✓	✓	✓
5. Landscapes	✓	✓	✓	✓
6. Buildings	✓	✓	✓	✓
7. Waste			✓	✓
8. Crime / safety	✓	✓	✓	✓
9. Neighbourhoods	✓	✓	✓	✓
10. Health				
11. Recreation				
12. Housing	?	?	?	✓
13. Education				
14. Community	✓	✓	✓	✓
15. Energy	✓	✓	?	✓
16. Accessibility	?	?	?	✓
17. Sustainable economy	✓	✓	✓	✓
18. Economy & employment	✓	✓	✓	✓

✓ Supports the objective

? Uncertain of compatibility

Table 4: Compatibility of the SPD objectives with the sustainability objectives

Consultation Question: Have we missed any potential conflicts between the sustainability objectives and those of the residential extensions supplementary planning document?

6.0 Developing and appraising options (Task B2)

Developing strategic options

- 6.1 The scoping and evidence gathering stages [of the plan-preparation process] helped us to identify what the key issues are for residential extensions. We need to ensure that residential extensions are of higher quality in terms of design and sustainability. We also need to make sure that homeowners can extend their homes relatively easily and understand what is expected of them.
- 6.2 There are different ways we could tackle these issues, so it would not be acceptable for us to simply choose an approach that we think will work best. Instead, we need to compare and contrast different options, to justify which approach is likely to be most sustainable and deliver the best outcome for all stakeholders.
- 6.3 Therefore, we identified three broad options to look at the strengths and weaknesses of different strategic approaches to residential extensions. Reasons
- **Broad option 1:** Carry on as usual, relying upon the Unitary Development Plan policies (R1D) to guide residential extensions (this is often referred to as a 'do nothing' or 'business as usual' option).
 - **Broad option 2:** Have restrictive / essential design standards for all types of residential extension in a new supplementary planning document.
 - **Broad option 3:** Offer a mix of advice, guidance and *essential* design standards for residential extensions in a new supplementary planning document.
- 6.4 There are also many other detailed options we could investigate within each of these broad options. For example, we could set different thresholds for the size of extensions permitted. However, these issues are best discussed and debated through consultation and at the preferred options stage.

Appraising the broad options

- 6.5 We checked these three broad options against our sustainability framework to identify how they perform against economic, social and environmental objectives. This helped us to understand the strengths and weaknesses of each option and contributed to the development of the preferred option.
- 6.6 The diagrams that follow show the positive and negative impacts of each broad option against all 18 sustainability objectives. There is a guide to the right of each diagram explaining just how positive or negative the impacts are. The commentary boxes below each diagram also describe the impacts of each option in more detail.
- 6.7 This options appraisal helps outline what effects each broad option will have on our sustainability objectives. It does not make the decision as to what approach we should follow, but helps us to pick the best parts of different strategic options to achieve the best balance against the objectives.

Consultation Question: Can you think of any reasonable, realistic or relevant options / alternatives that we have not identified?

7.0 Predicting and evaluating the sustainability implications of the draft plan (Stage B3/B4/B5)

Appraising the preferred option

- 7.1 The strategic options appraisal (as discussed in the previous section) identified the strengths and weaknesses of three broad approaches for delivering a residential extensions document.
- 7.2 Of these broad options, we found that option 3 '*offer a mix of advice, guidance and essential design standards as part of a supplementary planning document*' had the most favourable implications in terms of overall sustainability. Therefore, this approach formed the basis of our preferred option. (In combination with the outcomes from consultation).
- 7.3 However, although option 3 was our 'preferred approach', there are elements of the other broad options that were also positive in terms of sustainability. So these have also been considered in shaping the preferred option, which is expressed in the form of a draft Residential Extensions Supplementary Planning Document.

Content of the Draft Residential Extensions Document (i.e. the 'preferred option'):

- 7.4 The preferred option is more thorough than the broad options, which only suggest general strategic approaches. Contained in the draft residential extensions document is the actual detail, including guidance and 'standards'. Outlined below is the content of the draft document:
- **Introduction**
 - **Common forms of Extensions and Alterations** – Outlines the issues relating to various forms of development.
 - **General Design Guidelines** - Contains general design guidance and standards.
 - **Protecting Amenity** - Contains guidance and standards relating to amenity.
 - **Development on sensitive Buildings** – Outlines the implications and what we expect if development is proposed on a sensitive building.
 - **Development in Sensitive areas** - Outlines the implications and what we expect if development is proposed in a sensitive area.
 - **Other Considerations** – Outlines the links to other important policy / material considerations.
 - **Planning Application Process** – Outlines what information the developer needs to provide and the process involved.
 - **Policy Considerations** - Outlines the planning policy context at national regional and local level.
- 7.5 There are a range of detailed 'sub-options' within each of these sections that were not considered at the strategic options appraisal stage. These were discussed and debated through consultation and at the 'preferred options' stage of impact assessment.

- 7.6 Although the appraisal of the broad options offered us a starting point, we needed to carry out a further level of assessment to identify the full range of sustainability implications that the draft residential extensions document might have. Details of our appraisal methods are summarised below.

Appraisal methods

- 7.7 In order to ensure that the social, environmental and economic implications of the draft Residential Extensions document are taken fully into account before it is adopted, we used an appraisal matrix to test the draft document against our sustainability framework.
- 7.8 Appraisal matrices are useful for systematically cross-checking a plan against a set of aspirational sustainability objectives. We designed an appraisal matrix so that the characteristics of impacts were described in terms of time, scale, magnitude, likelihood and significance. Combined with a separate commentary / recommendations box this provides a clear audit-trail of our decisions.

Predicting impacts and assessing significance

- 7.9 We (the appraisal team) predicted impacts by following a structured assessment process.
- 7.10 First, we identified the type of potential impact and described this in a 'description of impact' box. This assessment included a subjective consideration of potential secondary, cumulative and synergistic impacts (see appendix A for the fully completed matrices).
- 7.11 We then determined significance by looking at the magnitude / importance of the impacts (influenced by a range of variables such as scale, timescales, sensitivity of the receptor) and how likely the impacts would be to occur.
- 7.12 For example, an impact with a low magnitude and low likelihood of occurring was deemed of negligible significance, whilst an impact of high likelihood and high magnitude was deemed to be of major significance.
- 7.13 We recorded the impact 'scores' on the appraisal sheet based on the nature of the impact and its significance. The methodology is explained in more detail in our scoping reports.
- 7.14 The 'scores' were agreed collectively. This was based mostly on professional knowledge, although we endeavoured to use baseline information wherever possible to inform the assessment. We also devised criteria, a guidance sheet and a significance matrix to help keep a consistent approach.

Proposing mitigation measures / maximising benefits

- 7.15 When any negative impacts were identified, mitigation measures were proposed in a separate commentary box if appropriate. Any opportunities to maximise the benefits of the draft Residential Extensions Supplementary Planning Document were also recorded in this commentary box. (See appendix A for fully completed matrices).
- 7.16 Impacts that were mitigated or improved upon might have resulted in a more positive impact than initially predicted. Therefore, the 'residual impact' was recorded in a final column taking into account any mitigation or improvements that might be implemented.

Consultation Question:

Do you think that the assessment methodologies we have used are appropriate?

The appraisal team

- 7.17 The appraisals were carried out by a team of council officers in several workshop sessions.

See the 'residential extensions scoping report' for further details about our approach. This can be found on our website at www.wigan.gov.uk

The following people had direct involvement in the appraisal sessions.

- Janet Withington - Sustainability co-ordinator
- Ian McCluskey - Sustainability officer
- Chris Carroll - Urban Design Officer
- Jason Kennedy - Design Officer

'Residual' impacts

7.27 Throughout the appraisal a number of mitigation and enhancement measures were identified. If these measures were implemented, the impacts of the SPD might be different to those identified in the initial assessments.

7.28 We identified a number of potential measures that could be implemented.

Mitigation / enhancement measures	Changes made to the SPD
Make links to other supplementary planning documents	Links made in SPD.
Greater consideration for the use of sustainable building materials.	Applicants now required to submit a sustainability statement setting out how they have considered various sustainability measures including energy, water, waste, materials.
Greater consideration of Sustainable Urban Drainage Systems and water efficiency.	
Greater consideration of energy efficiency and low carbon energy technologies.	
Make links to conservation area appraisals and other character studies to inform a unique policy approach in different areas.	No changes made. To be considered through Core Strategy policies.
Opportunity to implement secure by design standards such as standards for locks.	No changes made. To be considered through Core Strategy policies.

Table 6: Mitigation / enhancement measures and changes made

7.29 However, whilst mitigation / enhancement against in one area of sustainability could have a positive impact, there could be knock on effects elsewhere, both positive and negative. For example, increasing the requirements for sustainable design would have a positive impact on energy objectives but could affect aspects of housing delivery in a negative way.

7.30 Therefore, the residual impact scores can not be used to assess the overall sustainability of the supplementary planning document. Further appraisals would need to be carried out after any changes were made to establish if impacts would be significantly different as a result of mitigation / enhancement in certain areas.

7.31 We will carry out further appraisals as necessary.

Conclusions

7.32 The purpose of sustainability appraisal is to independently assess the supplementary planning document against a range of economic, social and environmental objectives to establish the balance of impacts the document could be anticipated to bring.

7.33 We have established that it is much more sustainable to adopt the residential extensions document than to rely upon the Unitary Development Plan policies alone. A broad approach relying upon a mix of guidance and standards was deemed to be the most appropriate.

- 7.34 The predominant impacts associated with the residential planning document are protection and enhancement of the built environment and improved neighbourhood quality and amenity; with the benefits getting stronger over time.
- 7.35 There will be knock on positive impacts on a number of other objectives, namely housing, community development, health, biodiversity and economy. However, these impacts are mostly minor.
- 7.36 There could be some minor negative impacts on energy objectives in the short – medium term, as sustainable design would not necessarily be secured.
- 7.37 To encourage best practice, applicants will be required to outline how sustainability measures have been considered, which could lead to higher levels of sustainability in some developments.

Consultation Question: Are there any potentially significant impacts that we have not identified as part of the appraisal process?

8.0 Monitoring arrangements (Stage B6)

- 8.1 The sustainability appraisal process is an iterative process, so its success and effectiveness should be monitored by the continued collection of baseline data according to identified indicators in the sustainability framework.
- 8.2 The data collected on these relevant indicators may be included in the Annual Monitoring Report (AMR) and should link to Local Strategic Partnership indicators and targets wherever appropriate.
- 8.3 There are limited indicators that we can use to measure the effectiveness of the SPD as the majority of applications are not seen by design officers. However, we can use Conservation Area Appraisals and other broad indications of design quality and protection/enhancement of heritage to help us monitor the success of the SPD.
- 8.4 We have also developed a local indicator to monitor residential extensions and alterations in the most sensitive areas. This is as follows.

The percentage of applications for extensions and alterations consulted on (those with design and access statements) where officer recommendations are followed.

- 8.5 More detailed information relating to monitoring arrangements are included within a series of topic papers produced for the Local Development Framework. These can be found on our website at www.wigan.gov.uk

Consultation Question:

Can you identify any additional indicators that could be used to effectively monitor the progress of the residential extensions supplementary planning document?

9.0 Habitats Regulations Assessment Screening Opinion

- 9.1 European legislation on the conservation of wild fauna and flora (The Habitats Directive) requires an “Appropriate Assessment” to be carried out to assess the impacts of a land-use plan against the conservation objectives of any sites designated as part of the Natura 2000 network.
- 9.2 We have carried out a screening exercise to determine whether the proposed planning document on residential extensions would have impacts that could potentially affect the integrity of any European sites. We have adopted the precautionary principle in the decision-making process.

Screening statement

- 9.3 According to EC guidance² on the Habitats Directive, the following types of plans are excluded from the process of Appropriate Assessment:
- Plans for the management of European Sites
 - Plans that have only significant positive effects on sites
 - *Plans that would clearly have no adverse effect on biodiversity.*













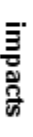
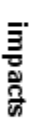






- 9.4 The Residential Extensions SPD will not result in significant development within close proximity to any European sites (for example, Manchester Mosses). Cumulative impacts of extensions are also extremely unlikely to have any effect on European sites.
- 9.5 Consequently, we have deemed that further stages of “Appropriate Assessment” are not required for the Residential Extension Supplementary Planning Document.

References

1. ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents
2. European Commission (2001) Assessment of plans and projects significantly affecting Natura 2000 sites:

Appendix A - Completed appraisal tables

SA Objective	Nature of impacts	Impacts over time			Mitigation / enhancement?	Residual Impact
		short	med	Overall / long term		
1. Biodiversity	Promotes some protection and enhancement of gardens, trees, hedges and other habitats around houses. This would have a minor positive impact on green infrastructure and micro-habitats in the medium to long term.	Negligible impacts	Impacts identified	Impacts identified	Make links to the protected species supplementary planning document.	Impacts identified
2. Air quality	Insignificant impacts on air quality.	Negligible impacts	Negligible impacts	Negligible impacts	Make links to the development and air quality supplementary planning document.	Negligible impacts
3. Soil and minerals	Extensions will require use of mineral resources for building materials such as brick and stone. SPD encourages use of materials that fit the character of an area and also locally sourced.	Negligible impacts	Negligible impacts	Negligible impacts	Need to ensure that the use of sustainable building materials such as certified timber are used. Encourage or require the use of materials with a high recycled content.	Impacts identified
4. Water	Although sustainability measures such as water efficiency are mentioned, there are no explicit standards / requirements to ensure they are secured when all residential extensions are completed. However, guidance on permeable driveways, the scale of extensions will be restricted somewhat through the 45 degree rule and other principles (e.g. discouraging loss of front gardens), which will mean that cumulatively there will be a lesser negative impact on surface water run-off.	Negligible impacts	Impacts identified	Impacts identified	Greater consideration of sustainable drainage systems and sustainable design features could be made a requirement for all development (including residential extensions). This needs exploring through the core strategy, with the potential for a supplementary planning document being produced that covers sustainable design and construction. Applicants could be required to submit a sustainability statement outlining measures taken.	Impacts identified
5. Landscapes	Cumulatively, extensions could potentially have a negative impact on landscape character. The SPD negates this impact somewhat by promoting sensitive consideration of boundary features, appropriate siting, form and design. The SPD supplements policy on Greenbelt and safeguarded land, ensuring that only 'modest extensions' will be permitted in such areas. In the context of the sustainability appraisal objective the impacts are only minor in the long term.	Negligible impacts	Negligible impacts	Impacts identified	None identified.	Impacts identified

SA Objective	Nature of impacts	Impacts over time			Mitigation / enhancement?	Residual Impact
		short	med	Overall / long term		
6. Built environment	The SPD should improve design quality and protect residential amenity through a mix of standards and guidelines. Particular attention will be given to development that could affect historic features or sensitive areas such as conservation areas; helping to protect and potentially enhance the built environment.	 Impacts identified	 Impacts identified	 Impacts identified	Make links to Conservation Area Appraisals and other character appraisals to inform the policy approach in sensitive areas. Need greater consideration of sustainable design and construction. This needs exploring through the core strategy, with the potential for a supplementary planning document being produced that covers sustainable design and construction. Applicants could be required to submit a sustainability statement outlining measures taken.	 Impacts identified
6.1 Amenity	Helps planning officers to ensure that amenity issues are thoroughly considered for residential extensions and alterations. However, it should be noted that any extension is still likely to have an impact on residential amenity. The document just reduces such an impact.	 Impacts identified	 Impacts identified	 Impacts identified	None identified.	 Impacts identified
6.2 Design	This option will provide planning officers with design guidance that can be applied appropriately on a case-by-case basis. This would result in more developments that respect the character and appearance of the built environment. However, this is still discretionary, so there is potential for some development that is not of high quality. Design is subjective and the proposed guidelines are likely to not totally satisfy everyone's opinion or may be seen as being too prescriptive and restrictive of innovative design solutions in response to a development problem.	 Impacts identified	 Impacts identified	 Impacts identified	None identified.	 Impacts identified
7. Community safety	Preventing overshadowing, the 'terrace effect' and encouraging high quality design can prevent design that potentially 'invites' crime. Overall negligible impacts on community safety.	 Negligible impacts	 Negligible impacts	 Negligible impacts	Opportunity to implement secure by design principles such as standards for locks.	 Impacts identified
8. Neighbourhood quality	Better quality design would contribute to the visual amenity of the street scene. Requirements on bin storage and parking considerations should also help to reduce street cluttering. Amenity considerations should help to minimise light pollution issues. Strikes a balance between those wanting to extend and potential effects on neighbours.	 Impacts identified	 Impacts identified	 Impacts identified	None identified.	 Impacts identified

SA Objective	Nature of impacts	Impacts over time			Mitigation / enhancement?	Residual Impact
		short	med	Overall / long term		
9. Waste	Makes reference to municipal waste strategy and seeks to ensure that extensions do not affect space for bin storage and in turn have an adverse affect on residential amenity.	Negligible impacts	Negligible impacts	Negligible impacts	in the longer term, the code for sustainable homes should ensure sustainable design and construction (incorporating waste elements). Applicants could be required to submit a sustainability statement outlining measures taken (including waste considerations).	Impacts identified
10. Health	Strikes a balance between the person wishing to extend and the neighbours. Indirect positive impact on wellbeing. Impacts are minor. To an extent enables guidelines to be relaxed for disabled persons.	Impacts identified	Impacts identified	Impacts identified	None identified.	Impacts identified
11. Recreation	Discourages loss of gardens, which can be used as play space. Negligible impacts overall.	Negligible impacts	Negligible impacts	Negligible impacts	None identified.	Negligible impacts
12. Housing	Encouraging better quality extensions allows people to live in the home they want and can be more affordable. It also helps to reduce pressure for new family sized homes, which may also not be supported by existing infrastructure. Although sustainability measures are encouraged there are no explicit standards / requirements to ensure they are secured when all residential extensions are completed. However, the national programme for zero carbon homes will lead to an improvement in the energy performance of homes.	Impacts identified	Impacts identified	Impacts identified	None identified.	Impacts identified
13. Education and learning	House extensions could lead to better environments for study. The impacts are negligible.	Negligible impacts	Negligible impacts	Negligible impacts	None identified.	Negligible impacts

SA Objective	Nature of impacts	Impacts over time			Mitigation / enhancement?	Residual Impact
		short	med	Overall / long term		
14. Community development	Promotes better designed extensions without too restrictive standards. Could encourage longer occupancy and better relations with neighbours, helping to improve community mix, cohesion and sense of identity. The impacts are only minor.	Impacts identified	Impacts identified	Impacts identified	None identified.	Impacts identified
15. Energy	Considerable energy will be required in the construction of extensions, and the need to heat and light a larger home will add to carbon emissions. Although the SPD encourages energy efficiency and other sustainability measures, this will not guarantee that all developments are proactive in tackling carbon emissions, and this may be viewed as a missed opportunity. In the long term, the impact is deemed as neutral as building regulations are anticipated to require zero carbon developments. However, we are unsure of this impact.	Impacts identified	Impacts identified	Impacts identified	Need greater consideration of sustainable design and construction. This needs exploring through the core strategy, with the potential for a supplementary planning document being produced that covers sustainable design and construction. Potential for solar heating as an alternative roofing option. Applicants could be required to submit a sustainability statement outlining measures taken.	Impacts identified
16. Accessibility	Parking considerations should help to ensure that highway safety is not compromised. In the context of the sustainability appraisal objective, the overall impacts are negligible.	Negligible impacts	Negligible impacts	Negligible impacts	None identified.	Negligible impacts
17. Sustainable economy	Sustainability measures are mentioned, but it is very unlikely that all developments would implement them, particularly in the short term. However, the SPD does encourage builders to use building materials from local resources.	Negligible impacts	Negligible impacts	Negligible impacts	Stronger sustainability standards would support and promote the use of environmental technologies, good working practices and sustainably sourced materials. (Extensions may allow for more homeworking - make links). Applicants could be required to submit a sustainability statement outlining measures taken.	Impacts identified
18. Economy and employment	Approach is not too restrictive on house extensions. Promotes better quality environments and housing for labour force.	Negligible impacts	Impacts identified	Impacts identified	None identified.	Impacts identified