

**SUPPLEMENTARY PLANNING DOCUMENT: HOUSE EXTENSIONS &
ALTERATIONS**

SUSTAINABILITY APPRAISAL SCOPING REPORT

May 2008

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1.0 NON-TECHNICAL SUMMARY

Introduction

- 1.1 The proposed House Extensions and Alterations Supplementary Planning Document (SPD) will replace the current House Extensions Policy and Dormer Windows Policy and will form part of the emerging Local Development Framework (LDF) for the Bradford District. The new document will be linked to and will supplement 'saved policies' contained within the Replacement Unitary Development Plan (RUDP), with particular reference to policies UDP3 (Quality of Built and Natural Environment), UR3 (Local Impact of Development) and D1 (General Design Considerations).
- 1.2 The draft objectives of the SPD are to:
- Help meet the current and future housing needs of the District by supporting the extension and alteration of existing homes
 - Achieve high standards of design across the District
 - Protect the legitimate concerns and interests of neighbours
 - Provide Architects, Plan Drawers and Applicants with practical design guidance that supplements policies contained within the Replacement UDP
 - Guide Planning Officers and Council Members in the application of policies and their assessment and subsequent determination of Planning Applications

What is Sustainability Appraisal?

- 1.3 Sustainability Appraisal (SA) is a process which is undertaken alongside the preparation of Local Development Documents, such as SPDs. The aim of this is to promote the integration of sustainability objectives into Local Development Documents¹.
- 1.4 This SA Scoping Report is the first stage in the Sustainability Appraisal (SA) of the forthcoming House Extensions and Alterations SPD. The purpose of this report to set the context of the forthcoming SA and SPD by:
- Identifying other plans, policies or programmes that may influence the content of the SPD
 - Collecting baseline information to inform the SPD
 - Identifying issues and problems that need to be addressed when producing an SPD
 - Developing a framework for appraising the SPD to identify key sustainability effects

¹ ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks

- 1.5 At the next stage, the objectives of the new SPD will be tested against the SA Framework which is set out in Appendix 1. The results of the appraisal will be used to further develop and refine the SPD's options, objectives and policies prior to the publication of the consultation draft, which will be accompanied by a full SA appraisal.

Consultation

- 1.6 This document is seeking your views or the views of your organisation on the scope of the forthcoming Sustainability Appraisal of the House Extensions and Alterations SPD. Please refer to Section 6 of this document for information of how you can submit your comments.

2.0 INTRODUCTION

2.1 The City of Bradford Metropolitan District Council is preparing a Supplementary Planning Document (SPD) for House Extensions and Alterations as part of the Local Development Framework (LDF) for the District. The new document will replace both the existing House Extensions Policy and Dormer Windows Policy, Supplementary Planning Guidance.

2.2 The SPD is intended to add further detail to and provide practical guidance to supplement 'saved policies' contained within the current Replacement Unitary Development Plan (RUDP). In particular, the document will supplement policies UDP3 (Quality of Built and Natural Environment), UR3 (Local Impact of Development) and D1 (General Design Considerations). However, the final document may also contain some reference to the following policies:

- UDP8 (Use of Natural Resources and Renewable Energy)
- TM12 (Parking Standards for Residential Developments)
- TM19A (Traffic Management and Road Safety)
- D2 (Energy Efficiency and Sustainable Design)
- D4 (Community Safety)
- D10 (Environmental Improvement of Transport Corridors)
- D11 (Gateway Roads)
- BH4 (Alteration, Extension or Substantial Demolition of a Listed Building)
- BH4A (Setting of Listed Buildings)
- GB5 (Extension and Alteration of Buildings within the Green Belt)
- NE4 (Trees and Woodland)
- NE5 (Retention of Trees on Development Sites)
- NE6 (Protection of Trees During Development)
- NE10 (Protection of Natural Features and Species)
- NR12 (Renewable Energy), NR13 (Wind Farms and Turbines)
- NR15B (Flood Risk)
- NR16 (Surface Water Run Off and Sustainable Drainage Systems).

2.3 The draft objectives of the SPD are to:

- Help meet the current and future housing needs of the District by supporting the extension and alteration of existing homes
- Achieve high standards of design across the District
- Protect the legitimate concerns and interests of neighbours
- Provide Architects, Plan Drawers and Applicants with practical design guidance that supplements policies contained within the Replacement UDP

- Guide Planning Officers and Council Members in the application of policies and their assessment and subsequent determination of Planning Applications

2.4 It is a requirement under the Planning and Compulsory Purchase Act 2004 that Bradford Council undertakes a Sustainability Appraisal of the SPD.

Definition of Sustainable Development

2.5 The widely accepted definition of Sustainable Development is that adopted by the World Commission on Environment and Development (1987), this stated:

‘Development that meets the needs of the present without compromising the ability of future generations to meet their own needs’.

2.6 The UK Strategy ‘A better Quality of Life: A Strategy for Sustainable Development in the UK’ (DETR, 1999) sets out four key objectives for sustainable development:

- Social Progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources;
- Maintenance of high and stable levels of economic growth and employment.

Sustainable Development seeks to strike a balance between environmental, social and economic considerations.

Sustainability Appraisal

2.7 In 2005, the Government published guidance on how to carry out Sustainability Appraisals (SA) for documents in the new planning framework – ‘*Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents*’. There are several stages of the SA process, and for the first stage, the Council must prepare a Scoping Report which sets out the context of the Supplementary Planning Document in relation to other plans and policies at a local, regional, national level and possibly European level.

2.8 The SA will identify and report on the likely significant effects of the SPD and the extent to which implementation of the SPD will achieve the social, environmental and economic objectives by which sustainable development can be defined. The Sustainability Appraisal for the SPD will be carried out in line with those sustainability objectives used for the sustainability appraisal for the Replacement Unitary Development Plan (RUDP). The Sustainability Appraisal aims to promote better

integration of sustainability objectives in the preparation and adoption of local development documents².

Strategic Environmental Assessment

2.9 There is also a requirement for the Council to comply with the European Directive 2001/42/EC and undertake a Strategic Environmental Assessment (SEA) for those plans which are likely to have significant effects on the environment. The requirements of the SEA Directive can be incorporated into the Sustainability Appraisal of the SPD. SA and SEA are not dissimilar; the aims for both are to try to ensure that plans and policies aid in the implementation of sustainable development objectives. SEA concentrates on ensuring that environmental issues have been taken into account during the plan preparation and also on minimising the environmental effects of the plans and policies. Whilst the SA also aims to minimise the impact on the environment, it has a wider remit and incorporates social and economic objectives.

Sustainability Appraisal: The Process

2.10 This SA Scoping Report sets out Stage A of the process. The key tasks associated with Stage A are outlined below:

Table 1: Stages of the Sustainability Appraisal

Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope;
Stage B	Developing and refining options and assessing effects;
Stage C	Preparing the Sustainability Appraisal Report;
Stage D	Consulting on draft SPD and Sustainability Appraisal Report;
Stage E	Monitoring the significant effects of implementing the SPD.

The key tasks stage A are set out in further detail below.

Table 2: Key tasks of Stage A

A1	Identification of other relevant policies, plans, programmes and Sustainability objectives
A2	Establishing and collecting baseline information
A3	Identifying the sustainability issues and problems
A4	Developing the Sustainability Appraisal (SA) Framework
A5	Consulting on the Scope of the SA

² ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks

- 2.11 At the next stage, the objectives of the SPD will be tested against the SA Framework which is set out in Appendix 1. The results of the appraisal will be used to further develop and refine the SPD's options, objectives and policies prior to the publication of the consultation draft, which will be accompanied by a full SA appraisal.

3.0 IDENTIFICATION OF OTHER RELEVANT POLICIES, PLANS, PROGRAMMES AND SUSTAINABILITY OBJECTIVES

3.1 This stage involves establishing the context in which the House Extensions and Alterations SPD is being prepared. This requires the identification and review of other relevant policies, plans, programmes and sustainability objectives at various levels, which may influence the content of the SPD.

3.2 There are many policies, plans and programmes which may be of some relevance to the House Extensions and Alterations SPD. Below, a number of key documents, with a specific relationship to housing and house extensions are outlined.

Table 3: Relevant Plans, Policies, Programmes and Sustainability Objectives

Relevant Plan, Policy or Programme	Key Objectives or requirements of relevant plan and SA	Implications for the SPD
<p>Securing the Future: Delivering UK Sustainable Development Strategy (HM Gov, 2005)</p>	<p>To enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life of future generations.</p>	<p>The extension of homes is entirely compatible with the concept of sustainable development as it:</p> <ol style="list-style-type: none"> 1) Encourages the re-use and investment in the existing housing stock 2) Promotes the efficient use of land 3) Plays a vital role in meeting the housing requirements of the District’s population <p>However, the SPD will play a vital role in balancing the sometimes competing interests of applicants, neighbours, the wider public and the natural environment.</p>
<p>White Paper & The Planning Bill (HM Gov, 2007)</p>	<p>The Planning Bill builds on the proposals set out in the Planning White Paper and introduces a new system for nationally significant infrastructure planning, alongside</p>	<p>Under the proposed Householder Permitted Development Rights fewer house extensions and outbuildings will require permission. However, irrespective</p>

	further reforms to the town and country planning system, including reforms to Householder Permitted Development Rights.	of whether planning permission is required, the SPD will provide a good source of reference that will encourage sustainable design and the protection of the natural environment.
<p>Planning Policy Statement 1: Delivering Sustainable Development (ODPM, 2005)</p> <p>Key principle IV and paragraphs 33 to 39 provide statements of Government policy regarding design.</p>	<p>Sustainable development through social justice, environmental protection and resource and energy management.</p> <p>The document highlights four key messages that are of particular relevance:</p> <ol style="list-style-type: none"> 1) "Good design ensures attractive, durable and adaptable places and is a key element in achieving sustainable development" 2) "Planning authorities should plan positively to for the achievement of high quality and inclusive design" 3) "Good design should contribute positively to making places better for people" 4) "Design which is inappropriate in its context...should not be accepted" 	<p>The new SPD will help and encourage householders to extend, alter and adapt their homes in a manner which meets their needs without compromising the character and quality of the area, the amenity of neighbours or highway safety.</p>
<p>Planning Policy Guidance 2: Green Belts (DCLG, 1995 (amended March 2001))</p>	<p>To safeguard the countryside, prevent unrestricted sprawl of large built up areas and the merging of neighbouring towns, preserve the setting and assist in urban regeneration.</p> <p>PPG2 requires that extensions do not result in a disproportionate addition over and above the original building (see paragraph</p>	<p>Consideration will be given to the inclusion of guidance specific to extensions and outbuildings within the greenbelt. If guidance is included, it will seek to minimise the impact upon the greenbelt and to promote the sustainable objectives of including land within the green belt.</p>

	3.6).	
Planning Policy Guidance 3: Housing (DCLG 2006)	<p>Housing suitable for all, the creation of mixed communities, and re-use of buildings and land.</p> <p>In terms of design, paragraphs 12 to 19 repeat many of the statements made in PPS1. The document also stresses the need to use land efficiently but also highlights the need for private gardens, particularly in family houses.</p>	The SPD will support the appropriate extension of dwellings which meet the changing needs of households and make efficient use of land. However, this should not be done at the unacceptable expense of outdoor space which is necessary for the retention of bio-diversity, the storage of waste/ recycling and the drying of laundry.
'Better Places to Live: A Companion Guide to PPG3: By Design' (DETR 2000)	To provide detailed design guidance and help deliver the design objectives of PPG3.	The guidance contained within this document is primarily written to guide the development of new housing. However, careful consideration will be given as to how the guidance could be modified and incorporated in to the SPD in order to promote good design.
Planning Policy Guidance 15: Planning and the Historic Environment (DoE, 1995)	To conserve and protect the natural and built historic environment, and maintain and strengthen the commitment to stewardship of the built environment.	Consideration will be given to the inclusion of guidance specific to Conservation Areas and Listed Buildings. If included, any such guidance will seek to encourage the appropriate reuse and adaptation of the built historic environment in a sensitive and sustainable manner.
Planning Policy Statement 22: Renewable Energy (ODPM, 2004)	To promote and encourage, rather than restrict, the development of renewable energy resources.	Consideration will be given to providing guidance on micro generation technologies. If guidance is included, it will encourage the use of micro

		generation technologies in appropriate localities.
Planning Policy Statement 25: Flood Risk (DCLG, 2006)	To ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.	Consideration will be given to including guidance which: 1) Seeks to minimise run-off from extensions, outbuilding and hardstandings 2) Encourages or requires the incorporation of design measures which prevent or limit flood damage to extensions and outbuildings
Lifetime Homes, Life Time Neighbourhoods: A National Strategy for Housing in an Aging Society (DCLG, 2008)	To ensure that new housing is designed to meet changing needs as people grow older.	The new SPD will encourage or require the incorporation of Lifetime Homes Standards into extensions to improve their durability and adaptability.
Bradford District RUDP (CBMDC, 2005)	Provides the current planning framework for the Bradford District. The overall aim of the Plan is to “promote a more sustainable district”.	The SPD will provide practical design guidance which supplements ‘saved’ RUDP policies and encourages sustainable design, the protection of bio-diversity and the appropriate extension of dwellings in line with the aim and objectives of the RUDP. (Note: The higher level policy which the SPD will be linked to has already been subject to a Sustainability Appraisal.)
Sustainable Design, Supplementary Planning Document (CBMDC, 2006)	The Sustainable Design SPD provides practical guidance on how sustainable design principles can be incorporated into new builds, extensions and conversions.	The new SPD will be clearly and comprehensively cross referenced to the existing guide throughout. Consideration will also be given to the inclusion of further guidance

		which is specifically tailored to house extensions.
Tree Protection, Supplementary Planning Document, CBMDC, Forthcoming)	The forthcoming guidance will provide practical guidance on the protection of trees.	The new SPD will be clearly cross referenced to the Tree Protection SPD (if adopted prior to the House Extensions Policy).
Revised House Extensions Policy Supplementary Planning Guidance (CBMDC, 2003)	This document provides the Council's existing house extensions Supplementary Planning Guidance. The document provides general and specific guidance	The new SPD will have a stronger emphasis on supporting the principles of sustainable development and sustainable design.
Dormer Windows Policy Supplementary Planning Guidance (CBMDC, 1994)	This document provides the Council's existing house extensions Supplementary Planning Guidance. The document provides general and specific guidance	The new SPD will have a stronger emphasis on supporting the principles of sustainable development and sustainable design.
Joint Housing Strategy for Bradford 2003-2010 (CBMDC & Bradford Housing Partnership)	<i>'Offer everyone who needs it a home in a sustainable neighbourhood'</i> Key Objectives: 1) Increase supply 2) Improve quality of housing stock 3) Ensure vulnerable people are supported to live independent lives	The SPD will support the objectives of the JHS. In particular it will support investment in the existing housing stock and promote the extension and alteration of homes in a manner which meets the needs of occupiers whilst maintaining or enhancing the amenity of neighbours and the visual quality of neighbourhoods.
Bradford District 2020 Vision (Bradford Vision, 2000)	Provides a framework to promote and improve the social, economic and environmental well-being of present and future generations within the Bradford District.	The extension of homes is entirely compatible with the concept of sustainable development, as such, the SPD will help meet the aspirations of the 2020 Vision.

<p>Bradford District Community Strategy 2006-2009 (CBMDC)</p>	<p>Provides the framework to help promote and improve the social, economic and environmental well being of present and future generations.</p>	<p>The extension of homes is entirely compatible with the concept of sustainable development, as such, the SPD will help meet the aspirations of the Community Strategy.</p>
<p>Bradford District Draft Corporate Plan 2006/2008 (CBMDC, 2006)</p>	<p>The priorities are: educating and supporting children, creating a more prosperous District, creating safer and stronger communities, improving the environment, improving the health of communities and enhancing choice for older people, and improving customer services.</p>	<p>The Corporate Strategy is consistent with the objectives of sustainable development. In particular, the SPD will support stronger and stable communities by encouraging the adaptation of homes and promoting investment in the existing housing stock.</p>

4.0 BASELINE INFORMATION AND IDENTIFICATION OF ISSUES

Introduction

- 4.1 The SEA Directive and good practice guidance require baseline information on which to assess the impacts and effectiveness of policies and plans to be included in the Scoping Report. Comprehensive baseline information is being developed as part of the emerging SA Framework for the LDF, which was presented for public consultation in February 2007. More detailed, wider ranging and area specific data, relevant to this SPD can also be found in the Bradford District Local Housing Assessment (2007) and Bradford District Settlement Profiles Study (2007) which should be referred to if necessary.

Population

- 4.2 The population of the District is estimated at 493,000³ with the majority residing in the urban centres of Bradford / Shipley / Baildon and the freestanding towns of Bingley, Keighley and Ilkley. The remaining population lives in villages, of varying sizes, within the more rural areas of the District. The District is multicultural with 22% of the population of ethnic minority origin other than White⁴.
- 4.3 Bradford District has a growing population; based on ONS population projections this is anticipated to grow by 109,700 to 594,300 by 2029⁵. Bradford's projected increase is largely driven by the District's Black and Minority Ethnic communities and its youthful population structure, which is expected to continue to produce many more births than deaths over the next 25 years. The largest increases are expected in the working age population and the very elderly age group.
- 4.4 Despite the overall predicted increases in the population of the District, there is a trend towards counter-urbanisation whereby higher income households choose to live in attractive rural and semi-rural locations affects housing markets across West Yorkshire⁶. The loss of higher income households has led to an urban core characterised by an increased concentration of deprived, lower income households.

³ ONS (2006) Estimate

⁴ ONS (2001) Census

⁵ ONS (2004) Population Projections

⁶ BMDC (2008) Local Housing Assessment

4.5 Key Sustainability Issues:

- The need to allow and promote the extension and alteration of homes to meet the needs of growing, extended and large families
- The need to allow and promote the extension and alteration of homes to meet the needs of the elderly and disabled
- The need to create mixed and stable communities which retain their more affluent members

Housing and Urban Fabric

4.6 There are over 200,000 household spaces and 180,000 households across the District⁷. Although the tenure, condition, type, size of households, size of properties and price vary considerably across the District, when taken as a whole, Bradford has:

- A high proportion of unfit privately owned properties, particularly within the urban core
- Housing stock that is older than the national profile
- A high proportion of terraced dwellings and low proportion of detached dwellings when compared to the national profile
- Larger than average households when compared to the national profile
- Households with fewer rooms per person than the national profile

4.7 Key Sustainability Issues:

- The need to accommodate large families and growing families, particularly those on low incomes
- The need to encourage the renovation, reuse and maintenance of the existing housing stock
- The need to ensure that extensions and alterations achieve higher standards in terms of resource efficiency and lifetime flexibility
- Difficulties in substantially extending terraced and other dwellings that are located within densely packed urban neighbourhoods

Employment, Income and Deprivation

4.8 The rate of unemployment in Bradford in March 2006 (Claimant Count) was 3.5% compared 3.0% in West Yorkshire and 2.7 % in the UK. However, despite the development of new industries and an unemployment rate that is at its lowest level for two decades, Bradford district still remains a low wage, low skill economy with higher than average levels of unemployment. Average earnings and employment rates are significantly lower than national averages.

⁷ ONS (2001) Census

4.9 Probably the most comprehensive measure of economic well being in the District is The Index of Multiple Deprivation 2004, which takes a measure of deprivation based on multiple indicators. Overall Bradford is the 5th most deprived local authority on income deprivation and the 6th most deprived on employment deprivation. Over 190000 people, 42% of the District's population live in wards that fall within 10% most deprived wards in the country.

4.10 Key Sustainability Issues:

- The need to accommodate large families and growing families, particularly those on low incomes
- The need to improve the quality of the existing building stock
- The need to reduce the energy consumption and running costs of the existing housing stock to alleviate fuel poverty
- The need to encourage stable and mixed communities which retain their more affluent members

Heritage Assets

4.11 Bradford has over 5800 buildings listed by the Secretary of State as being of special architectural or historic interest, these range from large industrial mill complexes to weaver's cottages and from agricultural farmsteads to stately halls and manor houses. There are also 58 Conservation Areas and the Saltaire World Heritage Site.

4.12 The Council has a lot of baseline information relating to the District's built heritage including comprehensive Conservation Area Assessments, Conservation Area management plans and listed building condition surveys.

4.13 Key Sustainability Issues:

- The need to protect or enhance the District's built heritage for future generations
- The need to allow the extension and alteration of homes, to meet the needs of households, without compromising the historical or architectural quality of the building or the wider character of the locality

Biodiversity and Trees

4.14 House extensions are unlikely to significantly affect locally or nationally designated areas such as Wildlife Corridors, historic woodlands or Sights of Special Scientific Interest. However, gardens and built structures may house or provide feeding grounds for protected species (such as bats and wild birds), species of principal

importance for the conservation of biodiversity or trees that are of amenity and bio-diversity value.

4.15 Key Sustainability Issues:

- Protection of bio-diversity, in particular protected species, species of principle importance for the conservation of biodiversity and mature trees
- The need to encourage householders to build-in bio-diversity features as part of good design

Use of resources

4.16 Household energy use accounts for more than a quarter of all energy used in the UK, with further energy consumed during the manufacture, extraction and transport of materials and the construction of buildings, including extensions⁸. Within households, the majority of energy consumed is used to heat space and water with lesser amounts being used for appliances, lighting and cooking.

4.17 The Government have implemented a number of initiatives to increase the energy efficiency of the existing housing stock, including for example, grants for cavity wall and loft insulation. However, much more could still be done and house extensions have the potential to improve the energy performance of the entire dwelling through increased solar gain, thermal efficiency, water management and the incorporation of micro generation technologies. In addition, house extensions provide an opportunity to utilise sustainable building materials.

4.18 Key Sustainability Issues:

- The need to encourage energy efficient , adaptable and durable design
- The need to encourage the use of sustainable building materials
- The need to encourage the use of micro-generation technologies in appropriate localities
- The need to encourage the reuse of the existing housing stock

Identification of Key Issues by Sustainable Development Objectives

Social Progress which recognises the needs of everyone

4.19 In terms of social progress and meeting the needs of the District's population, the house extensions and alterations, such as dormer windows, play a significant role nationally. However, within the Bradford District, due to the young and growing

⁸ HM Gov (2007) Energy White Paper

population and a high number of large households, they play a particularly important role in meeting the needs of householders within the means available to them. However, one of the challenges identified is to ensure that new extensions are durable and can, wherever possible, be easily adapted to meet future needs (for example, should a household member become unable to climb stairs).

4.20 The District's Local Housing Assessment has identified a trend towards the migration of more affluent residents from the inner cities and built up areas into more attractive, rural and semi-rural areas. This may be difficult to reverse, however the extension and alteration of homes has some potential to encourage the creation of less transient, safer and more economically diverse communities that invest in their housing and neighbourhoods and retain their more affluent residents.

4.21 Nevertheless, in assessing house extensions, there is often a balance between the needs and desires of the applicant, the amenity of neighbours and the quality of the built environment. In many cases, large extensions to terraced dwellings (which Bradford has a high proportion of) will be unacceptable and a key role of the forthcoming SPD will be to ensure one person's needs are not met at the unacceptable expense of their neighbour's amenity or the quality of the built environment.

Effective protection of the environment

4.22 The extension, adaptation and renovation of homes protects the natural environment by making efficient use of the existing housing stock and urban land, thus reducing the need for new homes to be built on greenfield land. However, there may be cases where important trees, protected species and species of principle importance would be adversely affected.

4.23 In terms of protecting the District's rich and diverse built heritage, it is essential to ensure that important buildings continue to be used and maintained. By allowing their sensitive adaptation and extension, historic buildings will remain in use and in good condition. However, the District's built heritage is a finite resource and it is imperative that current needs are not met at the expense of future generations or the historical or architectural quality of the building or the wider character of the locality.

Prudent use of natural resources

4.24 The extension and adaptation of the District's existing housing stock makes excellent use of existing natural resources and provides an opportunity to utilise sustainable materials. However, there is further potential for extensions to improve the energy

performance of the entire dwelling through increased solar gain, thermal efficiency and the incorporation of micro generation technologies.

Maintenance of high and stable levels of economic growth and employment

4.25 The construction of house extensions undoubtedly creates many jobs for local trades people and suppliers. By encouraging the appropriate extension and alteration of homes and the use of local materials, the SPD will support local employment.

5.0 DEVELOPING THE SUSTAINABILITY APPRAISAL FRAMEWORK

- 5.1 In order to examine how the House Extensions and Alteration SPD will contribute towards sustainable development, its objectives and policies will be assessed against a series of sustainability objectives.

Sustainability Appraisal for the Replacement Unitary Development Plan

- 5.2 The Sustainability Appraisal for the First Deposit Replacement Unitary Development Plan (RUDP) for the Bradford District was completed in June 2001, as set out in the Background Document: No.2 Sustainability Appraisal. A second Appraisal was published in July 2002 for the Second Deposit Replacement UDP. The process, in line with Government guidance highlighted the importance of implementing national and regional policies at the local level; *A Better Quality of Life – A Strategy for Sustainable Development* (1999) sets out four national sustainable development objectives:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

- 5.3 In 2005, the Department for Environment, Food and Rural Affairs (DEFRA) published a further strategy for sustainable development with five new objectives; 'living within environmental limits, ensuring a strong, healthy and just society, achieving a sustainable economy, promoting good governance and using sound science responsibly'⁹. Although the Council acknowledges the recent strategy, the underlying principles of sustainable development remain the same. The Sustainability Appraisal identified both positive and negative impacts that these policies would have on reaching the four sustainable development objectives as established by the Government. It also looked at the RUDP's impact on all aspects of the environment as well as economic and social considerations.

Methodology for the Sustainability Appraisal of the SPD

- 5.4 The appraisal for the SPD will use the same sustainability objectives that have been used to assess the RUDP. It was felt more appropriate to appraise the SPD against sustainability objectives that were used for the Sustainability Appraisal of the Replacement UDP as the SPD is linked to the saved policies contained within that plan. The objectives include the four listed above but also include some components devised by the Council.

⁹ DEFRA (2005) *Securing the Future: delivering UK sustainable development strategy*

Effective Protection of the Environment

- Built environment and urban land use
- Cultural heritage
- Open space
- Health and safety
- Countryside/rural areas
- Water quality, resource and supply
- Air quality

Prudent Use of Natural Resources

- Agriculture, forestry and soil
- Biodiversity
- Minerals
- Waste
- Energy
- Transport – movement
- Transport – mode

Social Progress Which Recognises the Needs of Everyone

- Access
- Equity and equality of opportunity
- Housing

Maintenance of High and Stable Levels of Economic Growth and Employment

- Employment/local economy

The table illustrating the full RUDP sustainability appraisal framework can be found in Appendix 1 of this report.

6.0 CONSULTATION

Have your say...

6.1 The Council is inviting you to comment on the scope and level of detail of environmental information to be included in the full Sustainability Appraisal which will be published alongside the draft SPD for consultation.

Contact Details:

Comments can be sent to the following freepost address:

Bradford Local Development Framework
FREEPOST NEA 11445
PO Box 1068
BRADFORD
BD1 1BR

Comments can also be:

- emailed to william.cartwright@bradford.gov.uk
- faxed to 01274 433767
- handed in to the Planning Offices at Jacobs Well, Bradford or the Town Halls in Ilkley, Keighley and Shipley.

Please head the letter, email or fax House Extensions Policy SPD Sustainability Appraisal Scoping Report and clearly set out your comments.

The consultation period lasts for a period of five weeks commencing on Tuesday 27th May until Tuesday 1st July 2008.

APPENDIX 1: SUSTAINABILITY APPRAISAL FRAMEWORK

A. EFFECTIVE PROTECTION OF THE ENVIRONMENT

	Sustainability Criteria	Objectives	Application to RUDP	Key Indicators of Impact for Development Proposals
1	Built Environment and Urban Land use.	<ul style="list-style-type: none"> ♦ Make urban areas more attractive through good design. ♦ Make full and effective use of land and buildings in urban areas. 	<ul style="list-style-type: none"> ♦ Promote use of previously developed sites. ♦ Promote reuse and maintenance of existing buildings. ♦ Promote effective use of existing infrastructure. ♦ Promote good quality design/enhance appearance of places. 	<ul style="list-style-type: none"> ♦ Is the site Greenfield or brownfield? ♦ Is the site vacant or underused? ♦ Would it potentially create an attractive environment for living and working? ♦ Would development on the site increase the potential for existing buildings and structures (whether listed or not) to be refurbished and reused? ♦ Is it close to existing built form and infrastructure (e.g. services such as water, sewers, education and health)? Would it make use of spare capacity or help pay for its renewal?
2	Cultural Heritage	<ul style="list-style-type: none"> ♦ Enhance townscape value and add to the cultural legacy of the District, through quality new development. ♦ Safeguard buildings, areas, landscapes and features of historic and archaeological importance. 	<ul style="list-style-type: none"> ♦ Conserve the character of cities, town and villages. ♦ Protect features and promote development of a higher townscape quality. ♦ Preserve listed buildings, other historic buildings of local importance, and preserve and enhance conservation areas and historic parks and gardens. ♦ Preserve ancient monuments and other archaeological sites. 	<ul style="list-style-type: none"> ♦ Would the setting or character of archaeological sites (including potential sites), listed buildings, conservation areas, Registered Parks and Gardens and Registered Battlefields, within or adjacent to the site, be safeguarded? ♦ Would any historic or townscape features be safeguarded? ♦ Is the site unsightly now and would its development enhance the townscape value and general character of the area?

	Sustainability Criteria	Objectives	Application to RUDP	Key Indicators of Impact for Development Proposals
3	Open Space	<ul style="list-style-type: none"> ♦ Improving cultural, recreation and leisure facilities. ♦ Protect and enhance existing areas of open space. ♦ Promote additional open space provision and expand green networks. 	<ul style="list-style-type: none"> ♦ Promote the development of cultural, recreation and leisure facilities. ♦ Protect and improve the quality of existing open space. ♦ Promote new provision of open space and improved green networks and linkages which area accessible. 	<ul style="list-style-type: none"> ♦ Is the site of recreation or open space value? ♦ Is the site within an area of deficiency? (See Open Space Audit 1998). ♦ Is there existing open space provision within reasonable access? Appropriate thresholds are: <ul style="list-style-type: none"> - Allotments/shared external space 200 m - Playground and local green space 400 m - Park 600 m - Natural green space (20Ha +) 2Km/25Min walk - Open country or green lung (200Ha +) 5Km/20 mins by bike. (LGMB 1995) ♦ Does the site provide the opportunity to make a contribution to open space or green network provision?
4	Health and Safety	<ul style="list-style-type: none"> ♦ Increase safety and sense of security, and reduce nuisance from noise and odour. ♦ Improve road safety and design of cycling and walking facilities. 	<ul style="list-style-type: none"> ♦ Increase pedestrian and personal safety. ♦ Guide noise-sensitive development, noisy development, and noisy sports to appropriate locations. ♦ Reduce nuisance from noise and 	<ul style="list-style-type: none"> ♦ Is the site close to sources of excessive noise or smell? ♦ Is the development likely to cause excessive levels of noise or smell, through the nature of the activity? ♦ Does the site provide the opportunity to promote increased safety and security through design? ♦ Does the site protect and add to recreational open

			<p>odour.</p> <ul style="list-style-type: none"> ♦ Conserve and promote recreational facilities. ♦ Improve local air quality. ♦ Promote design measures on security and sense of security. ♦ Promote road safety, in particular the design of cycling and walking facilities. 	<p>space provision? (See 3 above).</p>
5	Countryside/Rural Areas	<ul style="list-style-type: none"> ♦ Protect and enhance designated areas, enhance general landscape quality, retain countryside and open land. 	<ul style="list-style-type: none"> ♦ Protect/enhance the open countryside, open land and Green Belt. ♦ Conserve/promote improved landscape quality and character. ♦ Conserve/enhance key habitats including wet grasslands, meadows, upland heaths, blanket bogs and woodland and hedge cover. ♦ Conserve/protect designated areas. 	<ul style="list-style-type: none"> ♦ Is it part of the open countryside? ♦ Is the site within or adjacent to valued landscapes, either designated nationally or locally defined such as Special Landscape Areas? ♦ Are there any significant landscape features within or adjacent to the site, such as trees and hedges etc? ♦ Which landscape area and type does the site fall into in the landscape assessment? Is the proposed development compatible with the landscape? From the assessment can the landscape absorb the proposed development? ♦ Does the development of the site safeguard a reasonable level of access to open countryside for people of the neighbourhood?

6	Water Quality, Resource and Supply	<ul style="list-style-type: none"> ♦ Promote the efficient use of water, and safeguard water resources from damage or disruption. 	<ul style="list-style-type: none"> ♦ Promote the re-use/resource efficient recycling of water. ♦ Protect the chemical and biological quality of watercourses and canals. ♦ Conserve/protect natural river systems and flood plains. ♦ Maintain groundwater quality and quantity and river levels. 	<ul style="list-style-type: none"> ♦ Does the site avoid areas susceptible to flooding, and avoid exacerbating problems of excessive surface water runoff? ♦ Is it located where there is spare capacity in the water supply system? ♦ Is it located where there is spare capacity in the surface and foul water drainage system?
7	Air Quality	<ul style="list-style-type: none"> ♦ Safeguarding the air from, and reducing pollution in the air. 	<ul style="list-style-type: none"> ♦ Limit or reduce global and local pollutants including CO₂, SO₂, methane and nitrogenoxide. 	<ul style="list-style-type: none"> ♦ Is the site subject to excessive levels of air pollution, beyond that which can be solved by good design? ♦ Is the development liable to cause excessive levels of air pollution, or danger for people in the vicinity, either directly through the nature of its activity or indirectly because of traffic generated?

B. PRUDENT USE OF NATURAL RESOURCES

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
8.	Agriculture, Forestry and Soil.	<ul style="list-style-type: none"> ♦ Safeguard soil and the best and most versatile agricultural land, reduce contamination and dereliction, and safeguard/promote new woodland cover. ♦ Safeguard the District's potential or local food production. 	<ul style="list-style-type: none"> ♦ Conserve the quality of the land, soil and agricultural land in particular the best and most versatile, but also lower grade agricultural land e.g. in hill and upland areas where agricultural practices make a contribution to the environment. ♦ Promote the remediation of contaminated land and the reduction of dereliction. ♦ Promote effective use of urban land resources (e.g. increasing densities) so reducing need for Greenfield sites. ♦ Promote good quality mineral extraction restoration. ♦ Protect existing tree cover and promote appropriately located new tree planting. ♦ Conserve geological sites. ♦ Protect allotments. 	<ul style="list-style-type: none"> ♦ Does the site reuse/reclaim derelict or contaminated land? ♦ Is the land of agricultural, or forestry value? ♦ Does it avoid areas of high intensity local food production (including allotments) and land which is being farmed/cultivated organically? ♦ Does it avoid the best and most versatile soil? ♦ Is it a site of geological value? ♦ Will the development contribute to extending woodland/tree cover in an appropriate location?

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
9	Biodiversity	<ul style="list-style-type: none"> Value and protect the diversity of nature while increasing general wildlife potential. 	<ul style="list-style-type: none"> Protect designated nature conservation sites and protected species. Conserve important wildlife habitats. Enhance wildlife potential with habitat retention and protection. Promote diversity of wildlife and ecosystems. 	<ul style="list-style-type: none"> Does the proposed development impact on protected wildlife areas or other rare, vulnerable or locally valued habitats or species? Are woods and copses conserved, especially those that may have a role as wildlife habitats? Does the site contain any other wildlife features e.g. ponds? Could the development promote wildlife diversity by enhancing green corridors or creating new habitats? Would the development process enable the conservation of existing sites of ecological value?
10	Minerals	<ul style="list-style-type: none"> Reduce consumption of minerals and increase the re-use and recycling of minerals. 	<ul style="list-style-type: none"> Manage the extraction of minerals in appropriate locations. Reduce consumption of minerals. Promote re-use/resource efficient re-cycling of materials. Promote recycling facilities. 	<ul style="list-style-type: none"> Are potentially recyclable or virgin mineral resources safeguarded?

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
11	Waste	<ul style="list-style-type: none"> ♦ Promote a move up through the waste management hierarchy to minimise waste, reuse or recover through recycling, composting or energy recovery and sustainably dispose of what is left at a local level. 	<ul style="list-style-type: none"> ♦ Promote re-use/resource efficient recycling of materials. ♦ Reduce waste arising. ♦ Promote recycling facilities. 	<ul style="list-style-type: none"> ♦ Is the site needed for waste disposal?
12	Energy	<ul style="list-style-type: none"> ♦ Reduce energy consumption and encourage the use of renewable sources of energy. 	<ul style="list-style-type: none"> ♦ Promote renewable energy generation e.g. wind, water, solar and biomass. ♦ Encourage energy efficient urban forms. ♦ Increase energy efficiency of buildings (e.g. materials, insulation, CHP etc). ♦ Promote sustainable design principles in site location and layout, which utilise solar gain. 	<ul style="list-style-type: none"> ♦ Is the site in a sheltered location and does it avoid 'frost pockets' and exposed hillcrests? ♦ Is the site in the vicinity of existing development so as to benefit from 'heat island' effects and facilities later introduction of CHP/district heating? ♦ Is the site flat or gently sloping to the south, so as to maximise solar gain and does it avoid north facing slopes or locations which have strong potential for other forms of renewable energy?

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
13	Transport-Movement	<ul style="list-style-type: none"> ♦ Minimising the total amount of motorised travel required (number of trips/distance). 	<ul style="list-style-type: none"> ♦ Minimise the need to travel by appropriate location of significant trip generator to facilitate multi purpose trips or in close proximity to users. 	<ul style="list-style-type: none"> ♦ Will the development generate significant trips? ♦ If for service or employment, is the development embedded within (or at least close to) residential areas? In order that a good proportion of users are within walking distance and a major proportion within cycling distance. ♦ If a local facility, is it located on the main local bus route and clustered with other local facilities? ♦ If a district facility, is it located at a public transport node affording easy access from all the nearby areas? ♦ If for warehousing or manufacturing is it located close to the main road system and with existing/potential access by rail or water? ♦ Is there reasonable road access to the site without exceeding the physical or environmental capacity of the network?
14	Transport-Mode	<ul style="list-style-type: none"> ♦ Increase the proportion of all journeys made by non-vehicular modes (walking, cycling and public transport) and promote the provision of an integrated transport network. 	<ul style="list-style-type: none"> ♦ Encourage the use of non-vehicular transport through the location, scale and design of new development. ♦ Conserve and promote the provision of quality facilities for public transport, cyclists and walkers. ♦ Reduce private non-residential car parking. 	<ul style="list-style-type: none"> ♦ Is the development well served by existing/potential walking and cycling routes to local facilities? ♦ Is it within easy walking distance of public transport routes, which give direct access to a good range of local and regional facilities? (Bus stop within 400 m of each home/railway station within 800 m). ♦ Would the development allow for the improvement or upgrading of public transport services? ♦ Is the site within walking or cycling distance of facilities? (See criteria 5).

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
15	Access	<ul style="list-style-type: none"> Improving access to facilities, services, buildings, open space and other people, not just those with cars. 	<ul style="list-style-type: none"> Conserve and promote accessibility in both urban and rural areas to a range of facilities and services, including local shops and financial services (banks & post offices), health facilities, open space and countryside. Promote access to a range of job opportunities, training and education. Improve access to public transport. Promote cycle and walking facilities. Reduce severance by roads and other development. Enhance, maintain and promote the 'rights of way' networks. 	<ul style="list-style-type: none"> How close is the development to major employment centres by comparison with recommended accessibility thresholds? (Potential thresholds are 5 Km from centre for cycling and 1.5 Km from centre for walking (LGMB1995)). Is the site within an area with a reasonable job ratio? (Job Ratio is the number of jobs in an area by number of people working/seeking work, calculated for several wards within an urban area or on a ward in other areas. (Desirable job ratio ->0.7). How close is the site to local and district facilities and will it improve their viability/range/quality? Shopping: District centre 1.5 Km walking distance. Local centre 400 m walking distance (Recognising barriers to movement). Education: Primary school 400 m walking distance. Secondary school 1.5 Km walking distance/good access by public transport. Open space (See criteria 3 above). Is there a right of way on the site?

C. SOCIAL PROGRESS WHICH MEETS THE NEEDS OF EVERYONE

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
16	Equity and Equality of opportunity	<ul style="list-style-type: none"> ♦ Planning to meet the needs of the whole community and promote greater social equity. 	<ul style="list-style-type: none"> ♦ Promote equality in use and accessibility of facilities. ♦ Take account of and provide for the needs of ethnic minorities, disabled, elderly and young people. ♦ Reduce disadvantages to different groups. ♦ Promote local needs. 	<ul style="list-style-type: none"> ♦ Does the site have the potential to meet local needs for affordable housing? ♦ Does the site provide potential job opportunities to disadvantaged? Is it accessible to disadvantaged areas by public transport?
17	Housing	<ul style="list-style-type: none"> ♦ Facilitate provision of a range of good quality housing to meet all needs, at a reasonable cost. 	<ul style="list-style-type: none"> ♦ Promote affordable housing. ♦ Promote a mix of housing to meet a range of needs. ♦ Promote housing, which meets local needs. ♦ Promote housing for local workforce. 	<ul style="list-style-type: none"> ♦ Would the development meet a need for housing (is the site allocated for housing or would it include an element of housing, on mixed developments)?

D. MAINTENANCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH AND EMPLOYMENT

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
18	Employment/Local Economy	<ul style="list-style-type: none"> ♦ Increases job opportunities throughout the District and provide opportunities for economic regeneration and growth. 	<ul style="list-style-type: none"> ♦ Promote job creation by facilitating employment generating development. ♦ Promoting diversity of economy. ♦ Promote employment and training opportunities for all. ♦ Protect and enhance of employment in local centres. 	<ul style="list-style-type: none"> ♦ Is the site proposed for an employment use? ♦ Would the development result in a loss of employment land or building?