
**DEVELOPMENT CONTROL POLICY GUIDANCE
NOTE 13**

**CONVERSION OF BUILDINGS TO HOUSES IN
MULTIPLE OCCUPATION**

**SUSTAINABILITY
APPRAISAL REPORT**

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CONTENTS PAGE

	Page
1 Introduction.....	3
2 Bury Unitary Development Plan.....	3
3 Other Relevant Legislation/Procedures to take into account....	4
A – Strategic Environmental Assessment	
B - Appropriate Assessment	
C – Equality Impact Assessment	
4 Stages in the SA Process.....	7
5 Appraisal Methodology.....	7
6 Appraisal Conclusions.....	10
7 Consultation on the draft SPD and the SA Framework.....	13
8 Monitoring the Significant Effects of Implementing the SPD..	14
Appendices	

1.0 INTRODUCTION

- 1.1 Under the Planning and Compulsory Purchase Act 2004¹ (P&CP Act), sustainability appraisal (SA) is mandatory for a range of Local Development Documents (LDDs), including Supplementary Planning Documents (SPDs). The purpose of SA is to promote sustainable development by integrating sustainability considerations into the preparation and adoption of planning strategies and guidance, such as SPDs. The SA considers the effect of the SPD from an environmental, social and economic perspective. This is achieved by assessing the SPD objectives and options against the sustainability appraisal framework.²
- 1.2 This SA Report identifies and reports on the likely significant effects of the **Conversion of Buildings to Houses in Multiple Occupation SPD** (also referred to as ‘Development Control Guidance Note 13’); and the extent to which implementation of the SPD will deliver the social, environmental and economic objectives of sustainable development.
- 1.3 This revised SA Report makes minor amendments to the initial SA Report that accompanied the consultation of draft SPD. As there were no significant changes, it was concluded that there was no need for further appraisal work.

2.0 BURY UNITARY DEVELOPMENT PLAN

- 2.1 The policies within the Bury Unitary Development (UDP) have been ‘saved’ and, therefore, continue to be the policies against which any new SPDs are linked, as required under regulation 13(7) of the Town and Country Planning (Local Development) (England) Regulations, 2004.
- 2.2 The SPD to which this SA report is associated, is designed to support UDP Policy H2/4 – Conversions. In general terms, this policy seeks to ensure that applications for the conversion of a building into a house of multiple occupation will be assessed against set criteria that seeks to protect the amenity of neighbouring properties and the local character of an area.
- 2.3 The Bury UDP has not been subject to sustainability appraisal. Office of the Deputy Prime Minister (ODPM)³ advisory guidance (2005)⁴ states that “where the SPD has been prepared on the basis of a saved plan, policy or policies which have not been subject to SA, the

¹ Section 19 (5)

² The sustainability appraisal framework consists of sustainability objectives, indicators and the associated baseline information.

³ The ODPM is now referred to as the Department for Communities and Local Government

⁴ ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents: Guide for Regional Planning Bodies.

authority will need to carry out a SA of that policy or policies and report on these.” To satisfy this requirement, and to enable an appraisal of the existing policy, option one of the three options subject to appraisal was the “do nothing” or rely on the existing UDP policy option.

3.0 OTHER RELEVANT LEGISLATION/ PROCEDURES TO CONSIDER

- 3.1 Bury MBC considers it appropriate to utilise the SA process to assimilate the requirements of other legislation, plans and programmes into the various SA stages, for instance this includes the specific requirements of:

A - STRATEGIC ENVIRONMENTAL ASSESSMENT

- 3.2 When preparing their LDDs, Local Planning Authorities must also comply with the European Directive 2001/42/EEC and the Strategic Environmental Assessment (SEA) Regulations⁵. The SEA Regulations require a determination to be made on whether there are likely to be significant environmental effects as a result of the SPD. However, Regulation 5 (6) states that “an environmental assessment need not be carried out for a plan or programme which determines the use of a small area at the local level or for minor modifications to an existing plan.” Guidance produced by the ODPM (2005) identifies that SPDs are most likely to fall within this category.
- 3.3 Having assessed the SPD objectives and options, it was determined that a SEA of the SPD was not required because the plan is unlikely to have any significant⁶ environmental effects. This was primarily because the SPD elaborates upon existing UDP policy, without introducing an overall change in policy direction. Having made this determination, copies of the draft SA Report and draft SPD11 were sent to the consultation bodies detailed in Regulation 4 of the SEA regulations (2004). In line with Bury’s adopted Statement of Community Involvement (SCI), the draft SPD (accompanied by this SA report) was also subject to a statutory period of consultation of 6 weeks (see section 7).

B – APPROPRIATE ASSESSMENT

- 3.4 The purpose of Appropriate Assessment (AA) of land use plans is to ensure that protection of the integrity of European sites is a part of the planning process. The requirements for AA of plans and projects is outlined in Article 6(3) and (4) of the European Communities (1992) Council Directive 92/43EEC on the conservation of natural habitats and of wild fauna and flora otherwise known as the habitats directive⁷.

⁵ Environmental Assessment of Plans and Programmes Regulations (2004).

⁶ Significance will be determined by taking into account criteria specified in Schedule 1 of the SEA Regulations and ANNEX II of the Directive.

⁷ DCLG (2006) Planning for the Protection of European Sites: Appropriate Assessment – Guidance for regional Spatial Strategies and Local Development documents.

SPD 13: Conversion of Buildings to Houses in Multiple Occupation
Sustainability Appraisal Report – May 2007

- 3.5 Schedule 1 of the Conservation (Natural Habitats, &c) (Amendment) (England and Wales) Regulations 2006 (Habitat Regulations) inserts a new Part IVA into the Conservation (Habitats, &c.) Regulations 1994 and transposes into English law the requirement to carry out AA for land use plans.
- 3.6 European sites are Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Planning Policy Statement 9 - Biodiversity and Geological Conservation advises that proposed sites awaiting approval, such as potential SPAs and candidate SACs should be treated in the same way as those already classified and approved.
- 3.7 There are no European sites within the borough. However, there are sites located in adjacent or more distant authorities. These sites are the Rochdale Canal SAC⁸ (located 4km from the borough), South Pennines SAC⁹ (13km) and the Peak district SPA¹⁰ (17km).
- 3.8 Having undertaken a screening of the SPD, it was determined that an AA is not needed. We have made this determination for the following reasons:
- There will be no adverse effect on the integrity of European sites.
 - The purpose of the SPD is to control a transportation activity (parking provision), within the borough rather than new development, which may place additional resource demands on a designated site i.e., water abstraction or pollution.
 - There are no European sites within the borough and the SPD is unlikely to adversely affect the conservation objectives of more distant European sites.

C – EQUALITY IMPACT ASSESSMENT

- 3.9 Equality Impact Assessments (EQIAs) involve a thorough and systematic analysis of policies which involve change(s) in policy direction. Its purpose is to avoid unintended discrimination or unwanted/unlawful negative differential impact. This is particularly the case where policies would potentially have negative impacts on individuals/groups of people because of their race, disability, religion or belief, gender, age, sexual orientation or caring responsibilities. Due to similar legislated requirements for sustainability appraisals, consultation and publicity procedures under planning legislation, Equity Standards for Local Government and legislation affecting diversity and equality issues, it is appropriate to merge these requirements into the sustainability process.
- 3.10 The stages required for EQIA have been absorbed into the SA process. For example, the SA scoping stage (or screening stage) considers which groups/organisations are likely to be affected by SPD 13. These include:

⁸ Designated because the canal supports a protected species (floating water-plantain – *Luronium natans*)

⁹ Designated because the area supports habitats of value such as European dry heaths, blanket bogs, old sessile oak woods.

¹⁰ Designated because the area supports protected species (short eared owls (*Asio flammeus*), Merlin (*Falco columbarius*) and Golden Plover (*Pluvialis apricaria*)).

SPD 13: Conversion of Buildings to Houses in Multiple Occupation
Sustainability Appraisal Report – May 2007

- Businesses, landowners and end users of new developments
- Developers, architects and those who submit planning applications to Bury MBC which involve an element of parking provision within their development
- A potentially wide range of groups covering a variety of races, religions, ages, sexuality, disabilities, responsibilities and people of either gender. The initial impact assessment conducted at Stage B will identify potential impacts (if any) that the implementation of SPD11 may have.

3.11 Following the initial impact assessment through the appraisal framework (see Appendix A, Objective 6) it was established that SPD 13 would have a positive impact on people with disabilities in terms of equality and diversity between particular social groups. Considering no negative impacts were identified, there is no need for a Stage 2 or 3 Equality Impact Assessment.

4.0 STAGES IN THE SA PROCESS

4.1 The SEA Regulations prescribe the steps that must be undertaken during the environmental assessment of a plan, for instance deciding on the scope and level of detail to be included in the environment report and the consideration of alternatives. ODPM SA guidance on sustainability appraisal absorbs the requirements of the SEA directive¹¹ and expands the same rigorous process required by SEA to include social and economic impacts. The same guidance sets out key stages to the SA process. Table 1 (below) highlights these stages:

Table 1: Stages in the SA Process

Stage	Stage in SA Process	Notes
A	Setting the context and objectives, establishing the baseline and deciding on the scope.	This stage is sub-divided into tasks A1 to A5. For more information, please refer to the Supplementary SA Scoping Report for SPD 13 (August 2006), which covers stage A in the SA process.
B	Developing and refining options and assessing effects.	This stage is detailed in Appendix A&B of this report.
C	Preparing the Sustainability Appraisal Report.	(This report)
D	Consulting on the draft SPD and sustainability appraisal report.	See Section 7 of this report.

¹¹ Although, para 1.6 of the ODPM guidance details that the purpose of the guide “is to provide information to assist users to comply with the SEA Directive. It is however not intended as a legal interpretation”.

E	Monitoring the significant effects of implementing the SPD.	See Section 8 of this report.
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5.0 APPRAISAL METHODOLOGY

- 5.1 The Supplementary Sustainability Appraisal Scoping Report (November 2006) for SPD 11 detailed the scope of the appraisal (Stage A of the SA process - see Table 1). This Scoping Report was subject to a 5-week period of targeted¹² consultation that ran from 14/11/06 to 20/12/06.
- 5.2 The Supplementary Sustainability Appraisal Scoping Report for SPD 13 identified that the SA Scoping Report for the LDF Core Strategy had already covered Tasks A1 to A4 and baseline information to assess the SPD. In addition to this, the Supplementary SA Scoping Report for this SPD also identified further sustainability issues, problems, and objectives specific to the SPD as well as the broad options to be considered. These are:

ISSUES AND PROBLEMS

- There has been a rise in the number of properties that have been converted to houses in multiple occupation. This trend has been a result of smaller households being created and the increase in house prices meaning that smaller households are finding it difficult to occupy self-contained unit.
- Policy H2/4 contained in the UDP is too general and does not provide sufficient advice to enable Development Control Officer's to assess planning applications for proposals to convert existing buildings into HMO.
- Similarly, the Policy does not provide sufficient guidance to developers or applicants on what will or will not be acceptable when they are considering putting planning applications together.
- Due to the lack of detailed guidance, some planning applications have been approved on the back of Policy H2/4 where better facilities could have been negotiated if more detailed advice was available for both the applicant and Development Control Officer's.
- There are some areas within the Borough that are heavily concentrated with HMO. The Council will be looking at spatial options to determine whether or not to limit or reduce the amount of HMO accommodation within particular parts of the Borough.
- The Council's Environmental Health Section has produced guidance for persons looking to apply for a license for a HMO. It is important that Planning advice is brought in line with the Environmental Health advice to ensure that Officer's and potential applicants are aware of all of the issues associated with proposals for HMO.

¹² Consultation was targeted towards the Countryside Agency, English Heritage, English Nature, the Environment Agency and the Government Office for the North West.

OBJECTIVES

- The guidance in the SPD will supplement the Policy and will seek to ensure that buildings the subject of a planning application are considered to be suitable for the purposes proposed, is in an appropriate location and would provide adequate accommodation for future occupiers.
- The SPD will supplement Policy H2/4 by providing further advice that will seek to ensure that the amenity of residents in existing properties is not detrimentally harmed and that the character of the existing building and surrounding area is not harmed.

OPTIONS

- Option 1 As outlined, Policy H2/4 has been saved and is the Policy against which planning applications for the conversion of buildings to HMO are determined. One option available to the Council would be to 'do nothing' and simply rely on the existing policy to assess planning applications.
- Option 2 Develop guidance that will look at ensuring HMO accommodation meets the needs of future occupants whilst protecting the character of an area and the amenity of existing residents across the Borough.
- Option 3 Develop guidance that will look at ensuring HMO accommodation meets the needs of future occupants whilst protecting the character of an area and the amenity of existing residents across the Borough. This option would also contain spatial considerations of where further HMO accommodation would be restricted. Under this option, spatial considerations may identify other locational options that would need to be assessed under the sustainability appraisal.
- 5.3 The Council's Planning Policy Section carried out the appraisal of both the objectives and options in mid-January 2007 following the end of the consultation period for the SA Scoping Report.

6.0 APPRAISAL CONCLUSIONS

- 6.1 Stage B of the SA process as defined by ODPM Guidance (2005) (see Table 1) involves appraising both the SPD objectives and then the identified options against the sustainability appraisal framework. The more detailed findings of the appraisal of the SPD objectives can be found in Appendix A and the subsequent detailed appraisal of the SPD Options can be found in Appendix B.

SPD Objectives

- 6.2 The objectives of SPD13 set out what it is aiming to achieve in spatial planning terms and sets the context for the development of options.
- 6.3 The objectives are primarily concerned with ensuring that buildings are suitable for the conversion to houses in multiple occupation accommodation and that the buildings are located in suitable areas. They also seek to ensure that the amenity of existing local residents are not harmed by the conversion of buildings to multiple occupation and to ensure that any development does not have a detrimental impact on the local character.
- 6.4 Appendix A clearly shows that that the SPD objectives are either compatible with the SA objectives or have no link/insignificant. None of the SPD objectives are incompatible with the SA objectives. Therefore, following the appraisal of the objectives, it has been concluded that there would be no issues with supporting the current UDP policy with SPD in terms of the impact of the SPD objectives on the SA objectives.

SPD Options

- 6.5 Appendix B contains the detailed assessment of the SPD Options against the SA objectives. The assessment clearly shows that there are no negative effects against the SA objectives in introducing Options 2 & 3 (i.e. introducing SPD to support policy).
- 6.6 No negative impacts were identified against the equity and diversity objectives (see SA Objective 6).
- 6.7 The impact of the SPD will be monitored through the Annual Monitoring Report to ensure that the results of the appraisal come through in its implementation.

SPD 13: Conversion of Buildings to Houses in Multiple Occupation
Sustainability Appraisal Report – May 2007

6.8 Table 2 contains a summary of the appraisal for each of the three options.

Table 2: Summary of SA

OPTIONS	SUSTAINABILITY APPRAISAL SUMMARY
Option 1 – ‘do nothing approach’	Simply relying on the existing UDP policy will help to have a positive impact on the character of an area and also protect residential amenity. However, it is considered that the existing policy is too broad and the implementation of additional guidance to support the policy will help to meet the SA objectives and provide more positive benefits.
Option 2 - ‘adopt SPD’	Option 2 would give additional guidance on the criteria that is contained in the Policy under option 2. The adoption of the SPD will build on and strengthen the criteria in the policy and provide more detailed advice and clarity on specific issues. This option would produce significantly more positive benefits than simply relying on the existing policy itself (as in Option 1).
Option 3 – ‘adopt SPD with boundaries’	Like Option 2, Option 3 would give additional guidance on the criteria that is constrained in the Policy under option 2. The adoption of the SPD will build on and strengthen the criteria in the policy and provide more detailed advice and clarity on specific issues. This option would produce significantly more positive benefits than simply relying on the existing policy itself (as in Option 1). However, the difference between this Option and Option 2 would be that specific areas would be earmarked where further HMO accommodation would be prevented from coming forward. ¹³

6.9 The following radar diagrams summarises the results of the appraisal of the three SPD Options against the SA objectives.

¹³ It should be noted that Option two is the preferred Option, even though the results of the assessment against the SA objectives gave the same results as Option three. Option three was not brought forward due to the difficulties associated with identifying boundaries whereby multiple occupation would be restricted. It was felt that the guidance contained within the SPD (without any restrictive boundaries) would allow each planning application to be assessed on its own merits and if proposals fell short of the requirements then that would suffice to warrant a refusal, whether it was in an area of concentrated HMO or not.

SPD 13: Conversion of Buildings to Houses in Multiple Occupation
Sustainability Appraisal Report – May 2007

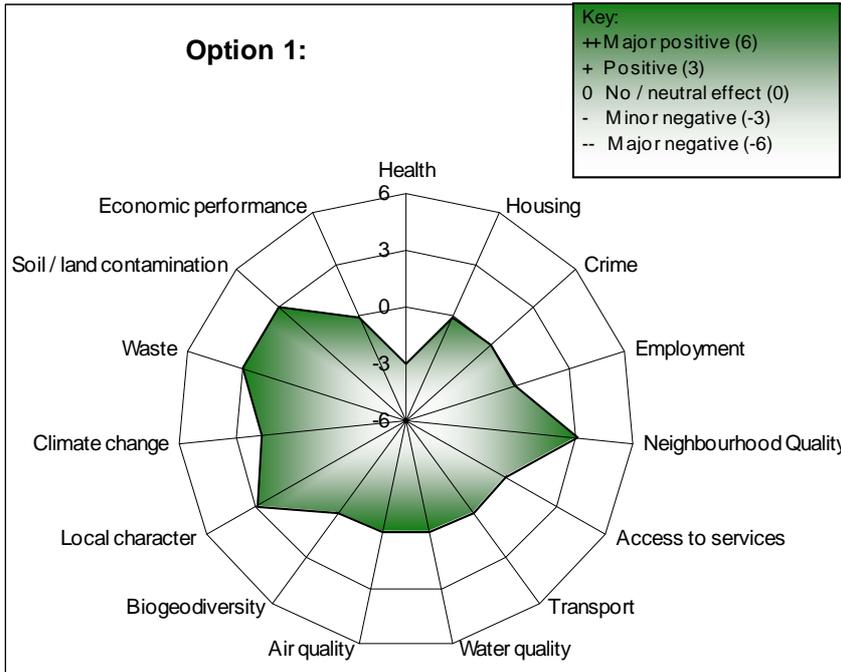


Figure 1: Sustainability Appraisal – Summary of Option 1

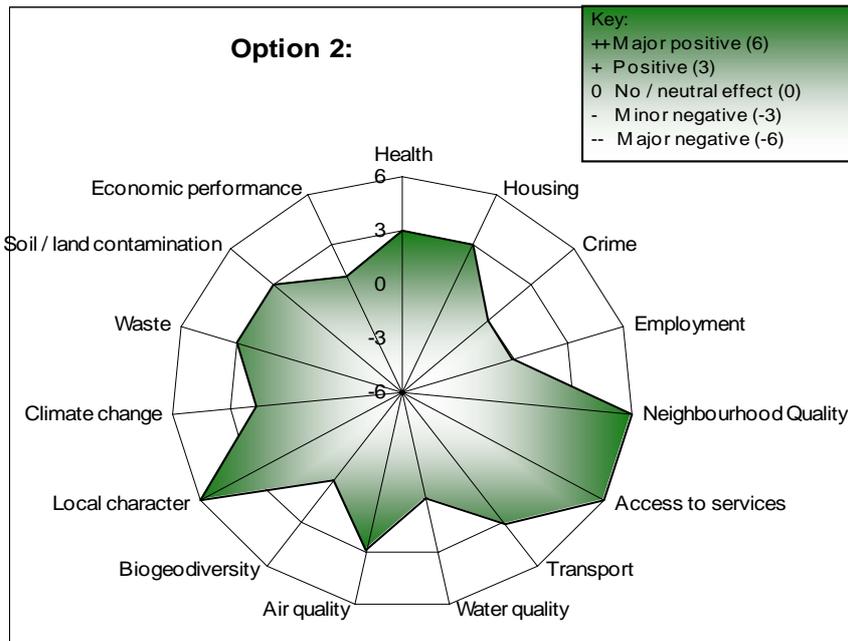


Figure 2: Sustainability Appraisal – Summary of Option 2

SPD 13: Conversion of Buildings to Houses in Multiple Occupation
Sustainability Appraisal Report – May 2007

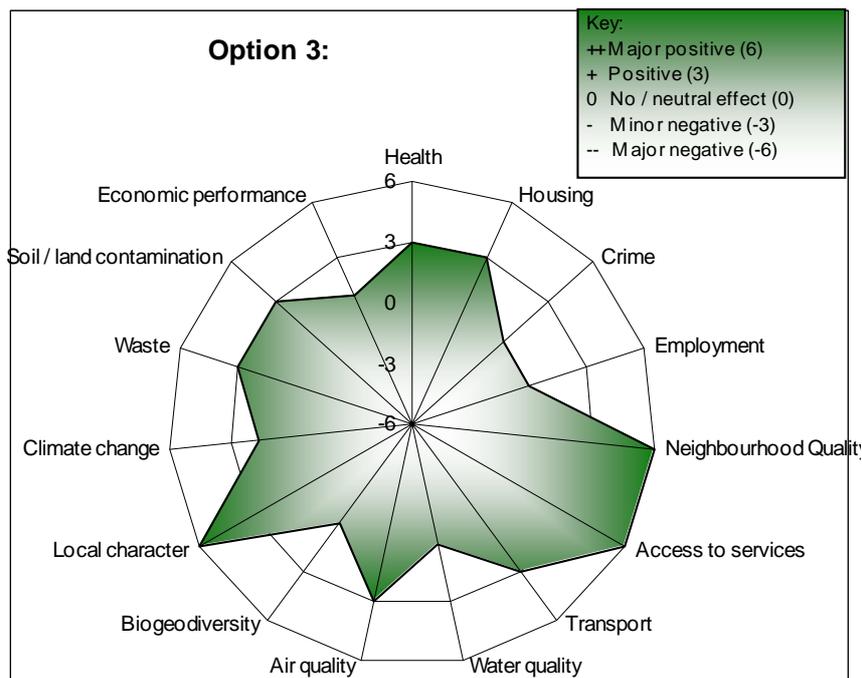


Figure 3: Sustainability Appraisal – Summary of Option 3

7.0 CONSULTATION ON THE DRAFT SPD AND THE SA FRAMEWORK

- 7.1 This SA Report accompanies the consultation draft SPD on Conversion of Buildings to Houses In Multiple Occupation. It forms one of the 'SPD Documents'. Comments are invited on its extent and content and the timescales for doing this are the same as the SPD (23rd January 2007 to 6th March 2007). The consultation period will be advertised locally for one week in the local press (Bury Times, Radcliffe Times and the Prestwich and Whitefield Guide). The notice will clearly state the duration of the public participation period and will appear in the 18th January 2007 edition of the Bury Times and Prestwich & Whitefield Advertiser and the 19th January 2007 edition of the Radcliffe Times. It will also identify the locations where copies of this report and the associated SPD can be viewed, including electronic versions.
- 7.2 Should you wish to make comments on this report, the Draft SPD or any of the other SPD documents that accompany it, then please submit them to the following address:

Planning Policy Section
Environment and Development Services
2nd Floor, Craig House
5 Bank Street
Bury
BL9 0DN

SPD 13: Conversion of Buildings to Houses in Multiple Occupation
Sustainability Appraisal Report – May 2007

Please include your name and address with your comments and indicate whether you wish to be notified when the SPD is formally adopted, including the address at which you want to be notified.

For further information regarding this document, please contact:

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Telephone: 0161 253 5306

E-mail: c.logue@bury.gov.uk

Fax: 0161 253 5290

- 7.3 Please note that we have determined that a SEA of the SPD is not required as part of the consultation process (see Section 3). A copy of this SA report and the Draft SPD have been sent to the consultation bodies detailed in Regulation 4¹⁴ of the SEA Regulations (2004).
- 7.4 We will consider any representations made on the SA and the SPD before formal adoption. If, because of the consultation period and subsequent representations, significant changes are required to the SPD, then we may undertake additional appraisal work to ensure that the significant social, environmental and economic effects of these changes have been considered.
- 7.5 After the adoption of the SPD, a statement will be published setting out any changes to the SPD in response to the SA process and how representations on the SA have been taken into account.

¹⁴ The Countryside Agency, English Heritage, Natural England and the Environment Agency.

8.0 MONITORING THE SIGNIFICANT EFFECTS OF IMPLEMENTING THE SPD

- 8.1 The implementation of SPD13 will be monitored in order to determine whether any significant effects arise. This will enable us to identify any unforeseen adverse effects and enable appropriate action to be taken. This monitoring will allow the SPD to be tested against the effects predicted as part of the SA process.
- 8.2 The SA monitoring will be incorporated into existing monitoring arrangements such as the Annual Monitoring Report for Bury's Local Development Framework.
- 8.3 If, as a result of this monitoring, significant adverse affects are identified then this will trigger an immediate review to either amend or suspend part or all of the SPD.

APPENDIX A TESTING THE SPD OBJECTIVES AGAINST THE SA FRAMEWORK

The following SPD objectives were appraised:

1. To ensure that buildings that are the subject of a planning application are considered to be suitable for multiple occupation accommodation and in an appropriate location.
2. To ensure that the amenity of residents is not harmed through conversions to houses in multiple occupation and that local character is protected.

SA Objectives	SPD Objectives		
	Objective 1	Objective 2	
1	✓	✓	
2	✓		
3	-	-	
4	✓	-	
5	-	-	
6	-	-	
7	-	-	
8	✓	✓	
9	✓	-	
10	✓	-	
11	-	-	
12	✓	-	
13	-	✓	
14	✓	✓	
15	✓	-	
16	-	-	
17	✓	-	
18	✓	-	
19	-	-	
20	-	-	
21	-	-	
22	✓	-	
23	-	-	
24	-	-	

 Compatible

 Incompatible

— No Link/ Insignificant

? Uncertain / Unknown

Comments:

The objectives associated with this SPD are not incompatible with any of the SA Objectives. Over 50% of objective 1 of the SPD is directly compatible with the SA objectives, with the remaining either having no link or an insignificant link. The objective of the SPD, which mainly relates to the location of HMO accommodation helps to meet a range of health and housing objectives, as well as having a positive impact on the need to travel (and thus fares well against the SA environmental objectives. The second objective of the SPD is directly compatible with the SA objectives of protecting local neighbourhood qualities and characters.

APPENDIX B - ASSESSMENT OF OPTIONS **AGAINST THE SUSTAINABILITY APPRAISAL** **FRAMEWORK**

Key to Matrix

- S** Short term effects
- M** Medium term effects
- L** Long term effects

- ++ Major positive
- + Minor positive
- Major negative
- Minor negative
- 0 No / neutral effect
- ? Uncertain effect

APPENDIX B - SPD 13 - HOUSES IN MULTIPLE OCCUPATION - ASSESSMENT OF OPTIONS AGAINST SA FRAMEWORK					
SA Objectives		Option 1 - Rely on Existing Policy	Option 2 - Adopt SPD to help protect local character and local amenity	Option - Adopt SPD to help protect local character and local amenity with spatial restrictions.	Comments, having considered: Likelihood /certainty of effect occurring (high/med/low). Geographical scale of effect. Whether temporary or permanent. Consideration of cumulative, secondary and synergistic effects. Assumptions made. Recommendations for mitigation/improvement (for objective 6, need to consider details of people impacted, baseline data, justification behind negative/positive impacts).
		Effect	Effect	Effect	
(1) To reduce poverty and social exclusion	S	0	+	+	Option 1 - Would mean that planning applications would continue to be assessed against current planning policy, which would neither have a positive or negative impact on reducing poverty. Options 2 and 3 would introduce additional guidance that would help improve the standards of HMO accommodation, which should provide suitable affordable housing to help reduce poverty and social exclusion.
	M	0	+	+	
	L	0	+	+	
(2) To improve the health of the overall population	S	-	+	+	Option 1 would mean that HMO accommodation may be developed to a less than adequate standard, with no minimum space standards, which in turn could create cramped conditions that could harm health. Conversely, Options 2 & 3 would help introduce improved living conditions for future occupants including improved facilities, helping to improve the health and well being of occupants.
	M	-	+	+	
	L	-	+	+	
(3) To improve the education and skills of the overall population	S	0	0	0	No/neutral effect
	M	0	0	0	
	L	0	0	0	
(4) To improve access to good quality, affordable and resource efficient housing	S	0	+	+	Option 1 would have a neutral effect because even though new HMO accommodation could come forward it may not be to a suitable standard, which is required for a property to be classified as being suitably affordable. Options 2 & 3 would impose minimum standards and guidelines that would help improve the quality of HMO accommodation, which in turn would help to provide access to good quality affordable housing.
	M	0	+	+	
	L	0	+	+	
(5) To reduce crime, disorder and the fear of crime	S	0	0	0	No/neutral effect
	M	0	0	0	
	L	0	0	0	
(6) To encourage a sense of community identity and welfare and to value diversity, improve equity and equality of opportunity	S	0	0	0	No/neutral effect
	M	0	0	0	
	L	0	0	0	
a) Race		0	0	0	No/neutral effect
b) Religion/belief		0	0	0	
c) Disability		0	0	0	
d) Gender		0	0	0	
e) Age		0	0	0	
f) Sexual Orientation		0	0	0	
g) Caring responsibilities		0	0	0	
(7) To offer everybody the opportunity for quality employment	S	0	0	0	No/neutral effect
	M	0	0	0	
	L	0	0	0	
(8) To protect and improve local neighbourhood quality	S	+	++	++	The current policy that Option 1 relates to does include criteria that seeks to protect the local character and local amenity of local residents. However, Options 2 & 3 would give additional weight and support for the protection of local character and residential amenity and would increase the positive aspects of this objective.
	M	+	++	++	
	L	+	++	++	
(9) To improve accessibility for all to essential services and facilities	S	0	++	++	Option 1 would have a neutral effect on improving accessibility to services, including those with no access to a car, as there are no locational criterion within the current policy. Options 2 & 3 would have a positive impact on helping to improve accessibility of services and facilities as it gives advice on where HMO accommodation should be located (i.e. in vibrant areas on or near a relatively busy highway in areas that are well served by public transport, cycle routes and a range of services, including shopping and leisure).
	M	0	++	++	
	L	0	++	++	

SA Objectives		Option 1 - Rely on Existing Policy	Option 2 - Adopt SPD to help protect local character and local amenity	Option - Adopt SPD to help protect local character and local amenity with spatial restrictions.	Comments, having considered: Likelihood /certainty of effect occurring (high/med/low). Geographical scale of effect. Whether temporary or permanent. Consideration of cumulative, secondary and synergistic effects. Assumptions made. Recommendations for mitigation/improvement (for objective 6, need to consider details of people impacted, baseline data, justification behind negative/positive impacts).
		Effect	Effect	Effect	
(10) To reduce the effect of road traffic and air travel on the environment	S	0	+	+	Options 1 would not promote a reduction in the effects of road travel on the environment. However, Options 2 & 3 would have a positive impact on reducing the reliance on the private car by locating HMO accommodation in areas that are highly accessible by public transport and cycle routes, and in areas already served by a range of services.
	M	0	+	+	
	L	0	+	+	
(11) To protect and improve water quality	S	0	0	0	No/neutral effect
	M	0	0	0	
	L	0	0	0	
(12) To protect and improve air quality	S	0	+	+	Options 1 would have a neutral effect on protecting and improving air quality. Options 2 & 3 would have a positive impact on reducing the reliance on the private car by locating HMO accommodation in areas that are highly accessible by public transport and cycle routes, and in areas already served by a range of services. This would help to reduce emissions of air borne pollutants.
	M	0	+	+	
	L	0	+	+	
(13) To protect, enhance and restore biodiversity, flora and fauna, geological and geomorphological features	S	0	0	0	No/neutral effect
	M	0	0	0	
	L	0	0	0	
(14) To protect and enhance local character, distinctiveness and sense of place	S	+	++	++	The policy that Option 1 relates to, seeks to ensure that HMO accommodation is well designed and encourages the re-use of vacant buildings, helping to reduce the need for more land. Option 2 & 3 provides additional advice on how these objectives can be achieved and introduces more detailed guidelines that will be required to be met by developers.
	M	+	++	++	
	L	+	++	++	
(15) To reduce contributions to climate change	S	+	+	+	Options 1 does promote a reduction in greenhouse gases emissions and reducing energy consumption through the re-use of existing buildings. Options 2 & 3 also does this, and also helps to promote this SA objective by providing advice that the buildings to be converted should be in accessible locations, along major transport nodes and close to existing services.
	M	+	+	+	
	L	+	+	+	
(16) To reduce vulnerability to climate change	S	0	0	0	No/neutral effect
	M	0	0	0	
	L	0	0	0	
(17) To reduce the environmental impacts of consumption	S	+	+	+	All three Options promote a reduction in the use of consumption and material production through the re-use of existing buildings.
	M	+	+	+	
	L	+	+	+	
(18) To conserve soil resources and reduce land contamination	S	+	+	+	All three Options relate to the re-use of existing buildings and would therefore help to reduce the need for additional land to meet local housing needs. This will help to minimise the loss of soils to development.
	M	+	+	+	
	L	+	+	+	

SA Objectives		Option 1 - Rely on Existing Policy	Option 2 - Adopt SPD to help protect local character and local amenity	Option - Adopt SPD to help protect local character and local amenity with spatial restrictions.	Comments, having considered: Likelihood /certainty of effect occurring (high/med/low). Geographical scale of effect. Whether temporary or permanent. Consideration of cumulative, secondary and synergistic effects. Assumptions made. Recommendations for mitigation/improvement (for objective 6, need to consider details of people impacted, baseline data, justification behind negative/positive impacts).
		Effect	Effect	Effect	
(19) To deliver sustainable economic growth	S	0	0	0	No/neutral effect
	M	0	0	0	
	L	0	0	0	
(20) To reduce disparities in economic performance	S	0	0	0	No/neutral effect
	M	0	0	0	
	L	0	0	0	
(21) To encourage and accommodate both indigenous and inward investment	S	0	0	0	No/neutral effect
	M	0	0	0	
	L	0	0	0	
(22) To encourage efficient patterns of movement in support of economic growth	S	0	+	+	Option 1 would have a neutral effect on improving accessibility to work by public transport. The additional locational advice that would come from Options 2 & 3 would help to improve accessibility to work by public transport, walking and cycling and could therefore also have a role to play in reducing the effect of traffic congestion on the economy.
	M	0	+	+	
	L	0	+	+	
(23) To enhance the image of the area as a business location and tourism destination	S	0	0	0	No/neutral effect
	M	0	0	0	
	L	0	0	0	
(24) To improve the social and environmental performance of the economy	S	0	0	0	No/neutral effect
	M	0	0	0	
	L	0	0	0	
Option 1		Option 2		Option 3	
Simply relying on the existing UDP policy will help to have a positive impact on the character of an area and also protect residential amenity. However, it is considered that the existing policy is too broad and the implementation of additional guidance to support the policy will help to meet the SA objectives and provide more positive benefits.		Option 2 would give additional guidance on the criteria that is contained in the Policy under option 2. The adoption of the SPD will build on and strengthen the criteria in the policy and provide more detailed advice and clarity on specific issues. This option would produce significantly more positive benefits than simply relying on the existing policy itself (as in Option 1).		Like Option 2, Option 3 would give additional guidance on the criteria that is constrained in the Policy under option 2. The adoption of the SPD will build on and strengthen the criteria in the policy and provide more detailed advice and clarity on specific issues. This option would produce significantly more positive benefits than simply relying on the existing policy itself (as in Option 1). However, the difference between this Option and Option 2 would be that specific areas would be earmarked where further HMO accommodation would be prevented from coming forward.	



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May 2007

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Bury ● Prestwich ● Radcliffe ● Ramsbottom ● Tottington ● Whitefield

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