

Strategic Environmental Assessment - Screening Statement

Custom and Self Build Supplementary Planning Document

1. Document Background and Context

1.1 The Custom and Self Build Supplementary Planning Document (SPD) has been prepared in line with the Teignbridge Local Plan 2013-2033.

1.2 The SPD contains:

- Policy context based upon the Teignbridge Local Plan regarding Custom and Self Build Plots, including the definition of custom and self build;
- Reference to the percentage provision in the policy requirements for Custom and Self Build Housing and thresholds for developments;
- Policy based upon the Teignbridge Local Plan regarding affordable custom and self build housing, particularly regarding;
 - Instances where affordable self build dwellings satisfy both Local Plan policies WE2 and WE7
 - Rural exception sites and size limitations on rural affordable self build housing
- Approaches and advice on:
 - delivery mechanisms including phasing and servicing;
 - achieving quality design;
 - plot marketing requirements;
 - requirements where off-site provision of plots is proposed;
 - community infrastructure levy;

1.3 The SPD provides detail on the implementation of policy WE7, policy WE5 and to a lesser extent policy WE2 as set out in the Teignbridge Local Plan 2013-2033. As such these policies have already been subject to a higher level of Strategic Environmental Assessment, Sustainability Appraisal and Habitats Regulation Assessment.

2. SEA Screening

3.1 Strategic Environmental Assessment (SEA) is a process to identify likely significant effects of a plan or policy on the environment. The requirement to assess certain plans and programmes is set out in the Environmental Assessment of Plans and Programmes Regulations 2004, which transpose the European Strategic Environmental Assessment Directive (2001/42/EC). An SEA is required where plans, may have significant environmental effects. Schedule 1 of the regulations set out the criteria for determining whether an SEA is required and these are considered below:

- “1. The Characteristics of plans and programmes, having regard, in particular, to—
- a) The degree to which the plan or programmes sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
 - b) The degree to which the plan or programme influence other plans and programmes including those in a hierarchy;
 - c) The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
 - d) Environmental problems relevant to the plan or programme; and
 - e) The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular,
to —
- a) The probability, duration, frequency and reversibility of the effects;
 - b) The cumulative nature of the effects;
 - c) The transboundary nature of the effects;
 - d) The risk to human health or the environment (for example, due to accidents);
 - e) The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
 - f) The value and vulnerability of the area likely to be affected due to —
 - i. Special natural characteristics or cultural heritage;
 - ii. Exceeded environmental quality standards or limit values; or
 - iii. Intensive land-use; and
 - g) The effects on areas or landscapes which have a recognised national, Community or international protection status.”
- 3.2 The SPD sets out additional detail on the implementation of Local Plan policy WE7 (Custom Build), WE5 (Rural Exceptions) and to a lesser extent policy WE2 (Affordable Housing) which have already been subject to Strategic Environmental Assessment and Sustainability Appraisal. The Local Plan assessments took account of the environmental characteristics of the area, which have not changed since those assessments were prepared. The SPD concentrates on the mechanisms for delivering both open market and affordable self and custom build dwellings. Therefore, whilst setting out details in relation to the implementation and requirements of policy WE7 and WE5, this is within the reasonably detailed framework already set by the Local Plan.
- 3.3 The SPD will not influence other plans in a hierarchy, but is itself highly influenced by the Local Plan, which has already been subject to Strategic Environmental Assessment. Its room for manoeuvre is relatively limited. It supports and clarifies the policies of the Local Plan in promoting the delivery of self and custom build development, but does not go significantly beyond the local plan requirements. No additional quantum of development is proposed compared with the Local Plan proposals. Where there are minor variations from the Local Plan in detail, these are set out and justified, but there is no indication

that these will have a significantly different environmental impact compared with the Local Plan policies.

- 3.4 The [SA/SEA Report 2012](#) accompanying the Proposed Submission Local Plan assessed the potential environmental impacts of policies WE2, WE5 and WE7. The following tables demonstrate any implications or variations which have arisen from the SPD and which may require further SEA:

Table 1: Local Plan SA/SEA conclusions - Policy WE2

SA/SEA Factor	SA/SEA Comment (summarised)	Relevant SPD Details	Implications of SPD	Further SEA required?
A. Natural Environment	No Impact	None	None	No
B. Built Environment	No Impact	SPD encourages good design and sustainable construction (see paragraphs 2.18-2.23) and requires that design codes are produced where necessary on sites of more than 10 custom build plots to achieve high quality urban design.	Positive benefits for this SA/SEA factor reinforcing Policy S2 which has already been subject to full SA/SEA as part of Local Plan.	No
C. Climate Change	No Impact	None	None	No
D. Resource Use	No Impact	None	None	No
E. Jobs and Local Economy	May increase labour mobility by enabling workers to move to areas to take up employment.	Provision of custom build housing supports the local economy, in particular the local construction industry, as the SPD supports the supply of housing from a diversity of sources, not just volume housebuilders.	Continued positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
F. Town Centres	No Impact	None	None	No
G. Housing	Significant benefit	SPD makes provision for some self and custom build dwellings to be delivered as affordable	Continued positive benefits for this SA/SEA factor with no additional implications than	No

		<p>housing. Overall, it reinforces and supports the delivery of housing, providing a mechanism towards meeting the demand identified on the self-build register. It contributes to providing a range of housing sizes and types to meet different needs. This includes the provision of lower cost market and affordable housing for residents (see paragraphs 2.11-2.13 and 3.3-3.15). The restriction on unit sizes as part of rural exception sites will ensure that the affordability of such units is protected and remains so in perpetuity. The SPD supports a more resilient supply of housing from a diversity of sources, not just volume housebuilders.</p>	<p>those identified in full SA/SEA of Local Plan.</p>	
H. Health	<p>Provision of affordable housing is key determinant of health</p>	<p>The SPD continues to support the delivery of good quality housing which is a key determinant of health.</p>	<p>Continued positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.</p>	No
I. Infrastructure	<p>Potential trade off between infrastructure and affordable homes. If target too high it could limit infrastructure investment.</p>	<p>Self/custom build plots exempt from CIL where the development is genuinely self/custom build in accordance with regulations. NB: Exemption not introduced by</p>	<p>Potential negative effect in relation to delivery of infrastructure but proportion of self/custom build likely to be delivered is small in relation to</p>	No

		SPD but by Government regulations.	overall housing requirement therefore any impact likely to be limited. The majority of plots are likely to be delivered as part of larger developments which will be supported by new and/or improved infrastructure.	
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Table 2: Local Plan SA/SEA conclusions – Policy WE5

SA/SEA Factor	SA/SEA Comment (summarised)	Relevant SPD Details	Implications of SPD	Further SEA required?
A. Natural Environment	No impact	None	None	No
B. Built Environment	Design solutions may differ as a result of self/custom build.	SPD encourages good design and sustainable construction (see paragraphs 2.18-2.23) and requires that design codes are produced where necessary on sites of more than 10 custom build plots to achieve high quality urban design.	Positive benefits for this SA/SEA factor reinforcing Policy S2 which has already been subject to full SA/SEA as part of Local Plan.	No
C. Climate Change	The limited scale of the proposals, and the limitation to households with local links mean that impact on travel and therefore climate change should be limited.	None	No additional implications than those identified in full SA/SEA of Local Plan.	No
D. Resource	No impact.	None	None	No

Use				
E. Jobs and Local Economy	Local, small/self builders may source their materials and labour more locally, benefitting the local economy more. Some potential benefits to local businesses in areas of high house prices by allowing housing for lower paid workers.	Provision of custom build housing supports the local economy, in particular the local construction industry, as the SPD supports the supply of housing from a diversity of sources, not just volume housebuilders.	Continued positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
F. Town Centres	No Impact	None	None	No
G. Housing	A wider range of house sizes and the expansion of the custom build sector should help the housing market to meet a wider variety of needs, including in rural communities.	SPD provides further details to clarify the process for delivering self/custom build housing to support implementation of policy WE5 (in particular see paragraphs 3.9-3.15). The inclusion of custom build plots	Continued positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
H. Health	Provision of affordable housing in rural settlements may benefit local health.	The SPD continues to support the delivery of good quality housing which is a key determinant of health.	Continued positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
I. Infrastructure	No impact.	Self/custom build plots exempt from CIL where the development is genuinely self/custom build in accordance with regulations.	Potential negative effect in relation to delivery of infrastructure but proportion of self/custom build likely to be delivered is small in relation to	No

		NB: Exemption not introduced by SPD but by Government regulations.	overall housing requirement therefore any impact likely to be limited. The majority of plots are likely to be delivered as part of larger developments which will be supported by new and/or improved infrastructure.	
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Table 3: Local Plan SA/SEA conclusions - Policy WE7

SA/SEA Factor	SA/SEA Comment (summarised)	Relevant SPD Details	Implications of SPD	Further SEA required?
J. Natural Environment	No Impact	None	None	No
K. Built Environment	Design solutions may differ as a result of self/custom build.	SPD encourages good design and sustainable construction (see paragraphs 2.18-2.23) and requires that design codes are produced where necessary on sites of more than 10 custom build plots to achieve high quality urban design.	Positive benefits for this SA/SEA factor reinforces Policy S2 which has already been subject to full SA/SEA as part of Local Plan.	No
L. Climate Change	Increased potential for home working should help reduce travel. The likelihood	None	No additional implications than those identified in	No

	that small/self builders will source materials and labour locally may also reduce travel/fuel use.		full SA/SEA of Local Plan.	
M. Resource Use	Travel reduction as above would lead to reduced fuel use, although the need to heat houses throughout the day for home workers may reduce the impact.	None	No additional implications than those identified in full SA/SEA of Local Plan.	No
N. Jobs and Local Economy	Local, small/self builders may source their materials and labour more locally, benefitting the local economy more.	Provision of custom build housing supports the local economy, in particular the local construction industry, as the SPD supports the supply of housing from a diversity of sources, not just volume housebuilders.	Continued positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
O. Town Centres	No Impact	None	None	No
P. Housing	A wider range of house sizes and the expansion of the custom build sector should help the housing market to meet a wider variety of needs.	SPD provides further details to clarify the process for delivering self/custom build housing to support implementation of policy WE7 (in particular see paragraphs 2.11-2.13)	Continued positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
Q. Health	Some benefits from a wider range of house types suiting more people, as well as greater potential for self employment.	The SPD continues to support the delivery of good quality housing which is a key determinant of health.	Continued positive benefits for this SA/SEA factor with no additional implications than those identified in full SA/SEA of Local Plan.	No
R. Infrastructure	No impact.	Self/custom build plots exempt from CIL where the	Potential negative effect in relation to delivery of	No

		<p>development is genuinely self/custom build in accordance with regulations. NB: Exemption not introduced by SPD but by Government regulations.</p>	<p>infrastructure but proportion of self/custom build likely to be delivered is small in relation to overall housing requirement therefore any impact likely to be limited. The majority of plots are likely to be delivered as part of larger developments which will be supported by new and/or improved infrastructure.</p>	
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3. Variations

- 3.1 The SEA screening should assess any variations to the relevant policies that the SPD has introduced. Whilst there have been no specific variations, the SPD has included the provision of affordable housing to be delivered in the form of custom build units. Whilst this is not specifically required by WE2, WE5 and WE7, there is nothing within the policy framework which would restrict affordable housing being delivered in this way. Furthermore, Local Plan policy WE3 enables custom build housing to be delivered as affordable housing subject to it meeting clauses a-c of the policy. The SPD sets out the parameters for delivering affordable custom build where appropriate and in so doing further supports the provision of affordable housing for residents. Such parameters focus on ensuring the sale and occupancy of affordable custom build and any necessary restrictions which ensure they remain affordable in perpetuity in accordance with WE3. The SPD does not propose the delivery of affordable custom build units on any sites that would not otherwise be considered permissible by the Local Plan and does not therefore result in any environmental impacts needing to be identified which would not have already been picked up in the Local Plan SA/SEA.

4. Conclusion

- 4.1 Accordingly, the Local Planning Authority is of the view that the SPD is such that there are no significant negative effects likely to arise from its adoption. Therefore it is the view of the Local Planning Authority that there is no requirement for a Strategic Environmental Assessment of the Custom Build and Self Build SPD.