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(47)

Sandip Mahajan (Planning Policy)

From: [REDACTED]
Sent: 24 January 2014 13:48
To: PlanningPolicy
Subject: (SANDIP HAS PRINTED FOR THE CONSULTATION RESPONSE BOX) response to North Dorset Local Plan Part 1
Attachments: NDDC Plan response form.PDF; NDDC PLAN response document Rev A.docx; Annex - Social Sustainability Jan 2014.docx
Follow Up Flag: Follow up
Flag Status: Completed

Please find attached the response form from the Shaftesbury Neighbourhood Plan Group.

Please note the statement below from The Shaftesbury Civic Society

Regards
Richard

[REDACTED]
Shaftesbury Town Councillor
Mobile 07793 800 389

The **Shaftesbury Civic Society** resolved at a meeting of the committee on 22 January 2014, to support the detailed response prepared by the Shaftesbury Town Council Neighbourhood Plan Working Group, and in line with the consultation recommendations will not submit a separate comment. The Society wishes to be notified in terms of Response Form, Point 11 – all 3x options.

secretary@shaftesburycivicsociety.org.uk



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Representation # _____	



North Dorset Local Plan Part 1

Pre-submission Consultation 29 November 2013 to 24 January 2014

Regulation 19 of Town and Country Planning (Local Planning) (England) Regulations 2012)

Response Form

For each representation you wish to make a separate response form will need to be completed.

This is a formal consultation on the legal compliance and soundness of the Local Plan before it is submitted to the Secretary of State for examination by an Inspector. For advice on how to respond to the consultation and fill in this form please see the 'Guidance Notes for Making Representations' that can be found on the Council's website at www.dorsetforyou.com/planning/north-dorset/planning-policy

Please return completed forms to:

Email: planningpolicy@north-dorset.gov.uk

Post: Planning Policy, North Dorset District Council, Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL

Alternatively you can submit your comments online at: www.surveymonkey.com/s/NorthDorsetLocalPlan

Deadline: 5pm on 24 January 2014. Representations received after this time may not be accepted.

Part A – Personal details

This part of the form must be completed by all people making representations as **anonymous comments cannot be accepted**. Representations cannot be treated in confidence as Regulation 22 of the Town and County Planning (Local Planning) (England) Regulations 2012 requires copies of all representations to be made publically available. By submitting this response form on the pre-submission North Dorset Local Plan Part 1 you consent to your information being disclosed to third parties for this purpose, but signatures, private telephone numbers and e-mail addresses or private addresses will not be visible on our web site, although they will be shown on paper copies that will be sent to the Inspector and available for inspection.

*If an agent is appointed, please complete only the Title, Name and Organisation boxes to the personal details but complete the full contact details of the agent. All correspondence will be sent to the agent.

Personal Details (if applicable)*	Agent's Details (if applicable)*
Title	DR
First Name	RICHARD
Last Name	TIPPINS
Job Title (where relevant)	SHAFTESBURY TOWN COUNCILLOR CHAIRMAN NEIGHBOURHOOD PLANNING GROUP
Organisation (where relevant)	SHAFTESBURY TOWN COUNCIL
Address	THE TOWN HALL HIGH STREET SHAFTESBURY.
Postcode	SP7 8JE
Tel. No.	
Email Address	

Part B – Representation

The North Dorset Local Plan 2011 to 2026 Part 1 and its supporting documents have been published in order for representations to be made prior to submission to the Secretary of State for examination. The purpose of the examination is to consider whether the Local Plan complies with the **legal requirements** and is **'sound'**.

If you are seeking to make a representation on the **way** in which documents have been prepared it is likely that your comments or objections will relate to a matter of **legal compliance**.

If you are seeking to make representations on the **content** of the documents it is likely that your comments or objections relate to the **soundness** of the plans and whether it is justified, effective or consistent with national policy.

Further information on the matter of legal compliance and the issue of soundness can be found in the 'Guidance Notes for Making Representations'.

If you need help completing the response form please see a member of the Planning Policy Team at one of the consultation exhibitions or call 01258 484201.

1. Please select which document you are commenting on:

- North Dorset Local Plan 2011 to 2026 Part 1 (please complete Questions 2 to 9)
- Final Sustainability Appraisal Report (please complete Questions 2 and 10)
- Habitats Regulations Assessment (please complete Questions 2 and 10)

2. Please state the part of that document you are commenting on:

Paragraph number: <i>Many</i>	Policy/site: <i>Many</i>	Policies map: <i>Many</i>
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3. Do you consider the Local Plan to be legally compliant and prepared in accordance with the Duty to Cooperate, legal and procedural requirements?

- Yes No

4. Do you consider the Local Plan to be 'sound'?

- Yes No

5. If you consider the Local Plan to be unsound please specify your reason(s) by ticking the box(es) that apply below

- It has not been positively prepared
- It is not justified
- It is not effective
- It is not consistent with national policy

6. Please give specific details of why you consider the Local Plan has not been prepared in accordance with the Duty to Co-operate, legal or procedural requirement or why you consider the plan to be unsound. Alternatively, if you wish to support any aspects of the plan please also use this box to set out your comments.

SEE ATTACHED DOCUMENTS

7. What change(s) do you consider are necessary to ensure that the Local Plan is legally compliant and sound? It would be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

SEE ATTACHED DOCUMENTS

8. If your representation is seeking a change, do you consider it necessary to participate in the oral part of the examination?


- No, I do not wish to participate in the oral examination
 Yes, I would like to participate in the oral examination

9. If you wish to participate in the oral part of the examination please outline why you consider that to be necessary. Please note that the Inspector determines who is heard at the examination.

10. Please outline your comments on the Final Sustainability Appraisal Report or Habitats Regulations Assessment. Comments are not confined to 'soundness' issues, but respondents can express their opinions on the above documents and use it as a reference point on the 'soundness' of the Local Plan.

11. Do you wish to be notified of any of the following? Please tick all that apply. We will contact you using the details you have given above.

- That the Local Plan Part 1 has been submitted for independent examination
- The publication of the recommendations of any person appointed to carry out an independent examination of the Local Plan Part 1
- The adoption of the Local Plan Part 1.

Signature: 

Date: 24th Jan 2014

If submitting the form electronically, no signature is required.

Submit Form

This button should attach your form to a pre-addressed email, if it does not, please save the form and send it to planningpolicy@north-dorset.gov.uk

Shaftesbury Town Council

Neighbourhood Planning Group – Response to Local Plan

The present plan does not deviate from the previous Local Plan's restrictive policies. It would appear that this overall approach will hamper rather than enable development, and in some cases inhibit development.

Policy 1 – Presumption in favour of sustainable development.

The plan would benefit from embracing the National Plan policies and applying these more fully to the Local Plan. Development should be encouraged and not be constrained. A more comprehensive and inclusive approach to 'sustainability' will bring the two approaches more in line.

Policy 2 Core Spatial Strategy

The concept of sustainable development should be expanded to villages. This will address the effect of business closures, lack of employment, and lack of affordable housing.

Development should be encouraged in Villages and neighbourhood plans must reflect local need. Concentrating development in major towns will be to the detriment of villages.

Policy 4 - The Natural Environment

4.118

Resources should be conserved, sustained and also enhanced.

4.139

Shaftesbury has exceptional topographical elevation & views. The visual impact should be taken into account.

4.145

The criteria stated are crude – the impact of each proposal should be assessed in detail on a case by case basis.

4.163

Shaftesbury has a considerable heritage resource of national if not international significance & the quality of the town centre & open spaces offers considerable scope for fundamental comprehensive enhancements to promote local interest and tourism.

Policy 5 - The Historic Environment

The historic environment should be protected and enhanced where possible. We would wish to see the wording made clearer, to ensure that the future interpretation, once adopted, ensures pragmatism and a more balanced view be adopted, in line with wider NPPF guidance, i.e. the principle of 'harm outweighing benefit' is evidenced and all policies are given weight and consideration, rather than this policy being considered over and above all others.

Policy 7 - Infrastructure

7.7

Local Plan Part 2 affects brief for Neighbourhood Plan – the relationship needs to be stated.

7.15

'Meaningful' is open to interpretation and a firmer commitment to funding is required.

Policies 6, 7, 8, 9 - Delivering housing

Most of the new housing will be concentrated in one town. The interpretation of the National Plan indicates that it would be more desirable to spread some of this development across surrounding villages.

Concentrating social and affordable housing in one location, brings with it social problems as evidenced in recent issues aired in the press and public meetings in Shaftesbury. This is due to the fact that the need of the demographic is not recognised. A socially sustainable approach will identify what needs to be provided for a sustainable community.

Affordable housing has special needs which have to be recognised. In this instance it will be beneficial to locate these in close proximity to benefit from the essential services that support these communities, such as schools, doctors, social services.

This is evidenced by the problems experienced by the new large community east of Shaftesbury. No provision exists in the town or if they exist are not adequate. This leads to stress in the community.

Policy 11 The Economy

Priority must be given to infrastructure such as good road links to the south of the county.

Rail services – i.e. parking and facilities at railway stations are inadequate and will not satisfy the demand that the increase in housing will bring. It is necessary to enhance local railway facilities and provide new parking areas.

Land for parking & other commuter connections at railway stations must not be sacrificed to housing.

Evidence – Gillingham Plan does not provide adequate parking and access infrastructure is poor and not addressed at all.

Shaftesbury relies heavily on tourism. Sustainable tourism provides income and growth. The National Plan approach favours this development, whereas the Local Plan has the effect of being more restrictive and has less understanding and grasp of how tourism driven industry is changing and how the general economy is changing.

Evidence – lack of outdoor pursuits and all year enjoyment of the environment due to restrictive approach to planning. Local businesses prevented from providing affordable & sustainable holiday accommodation.

A more diverse & flexible approach should be encouraged for mixed development so that all aspects of the economy can benefit, while utilising local resources in a more sustainable manner.

The current planning approach favours the big developer whereas in the countryside the smaller and single home developer is not recognised and catered for, restricting the development of the local

economy. Gillingham Plan should be acknowledging this especially. Also for the next phase of Shaftesbury housing expansion.

Shaftesbury suffers from the effect of external large developers who have no stake or interest in the wellbeing of the local community, nor the local economy. This is a far cry from the sustainable development being promoted. Smaller local developers will have a positive impact on the local economy and people.

Developments can be divided up as two phase projects – provision of infrastructure and amenities, and then the delivery of buildings, with a more useable and meaningful open spaces. Evidence – the problems experienced at Shaftesbury Eastern development.

This will have the added benefit of ensuring that planning conditions are met and better control of delivery.

Policies 13, 14, 15 – Infrastructure

Poor infrastructure hampers development and economic investment.

This is not adequately addressed.

Historically railways have been removed – while reinstatement efforts for tourism bring ‘train spotter’ pounds.

Freight transportation through North Dorset is not recognised and infrastructure needs to be improved to cope with this.

The existing roads will not be able to accommodate the need of projected development.

Evidence – Buro Happold report.

Liaison with adjacent counties should be addressed to facilitate planning for future traffic movements.

Evidence – Map does not show Shaftesbury bypass nor adjacent information – Wiltshire.

Policy 13 – Grey Infrastructure

7.18

Understanding must be broadened to integrate with ‘green’ infrastructure devices.

7.25

To promote & implement integrated footpath cycleway networks as a fundamental structuring element.

7.30

A link exists so is an additional one necessary. Improve/upgrade Lox lane link?

Public Realm

7.62

Confusing statement – rather ‘Public Realm is the public open space in towns and cities used by all citizens – where public authorities can bring about more controlled general improvement in living conditions. Urban environment plays a major part in the personal free development of every citizen. Configuration and design elements can stimulate sense of well-being or unease & are investments to humanise our environment & enhance cultural assets’.

Art is not infrastructure. Public realm is not public art.

A better understanding of Art and how it is created is required.

Evidence – Shaftesbury Commons ‘Art’ project and negative outcomes.
Landscaping of roundabouts can be led by professional input.
Probably best to abandon Policy 7.65

Policy 15 – Green Infrastructure

7.126

Green infrastructure to be implemented by developers as part of an overall strategy. Possibly also in existing developments.

Evidence - What provision for Shaftesbury eastern development? Open space usurped – how is this addressed?

7.131

Wiltshire must be identified as neighbouring – must be shown on plan.

Local Green Space

7.135

Green infrastructure should be determined either before or in conjunction with the Neighbourhood Plan, and not as a result of.

7.143

District, neighbourhood & individual development plan implementation – should form a logical hierarchical sequence and not rely on developer to determine this.

Policy 18 – Shaftesbury

Shaftesbury – at a meeting with NDDC officers in December 2013 the Shaftesbury Neighbourhood Plan Working Group were informed that the plan for Shaftesbury (Policy 18 – 209) includes little change from the previous plan. It was indicated that Shaftesbury would have to broaden the plan in the production of a ‘Neighbourhood Plan’.

The presumption that Shaftesbury ‘supports’ Gillingham in serving the needs of the northern part is not a recognized or supported approach. Shaftesbury and Gillingham are both distinct towns with their own character and identity.

The two towns will develop differently and the Plan should recognize this. Shaftesbury’s distinctive recognition is as a tourist destination. Gillingham has qualities which will be reflected by their approach, and as a town located on a main train line.

The understanding of the development approach for Shaftesbury is reflected in the ‘woolly’ text and the statement for ‘potential for expansion’ and needs to be re drafted in a more supportive, clearer and goal-oriented statement.

The Sustainable Development Strategy:

There is room for improvement here to be more inclusive and to reflect how the ‘Social Sustainability’ as part of a holistic approach can in fact lead the planning approach and result in a healthier, more inclusive community.

8.100

Key Spatial Aspects: This approach is prescriptive and should be driven by the impact of a sound and flexible ‘Socially Sustainable’ approach .

The policy should be more specific in dealing with impacts i.e. conserving resources, low impact development, response to local conditions, local distinctiveness, recycling etc.

8.101

This statement requires re drafting as Shaftesbury does not recognise the statement in terms of what has already been approved for the area. NDDC has further impacted the ‘infrastructure and

community facilities' by ad hoc planning applications to deal with non-compliance with planning conditions. The current status can therefore not be described as part of 'plan' but disintegration of plan. The manner in which this is being dealt with is leading to further fragmentation of the community and renegeing on the supply of the infrastructure.

It would be disingenuous to try and remedy the current situation without looking at the overall planning statement, impacts, social sustainability impacts etc.

It is recommended that this statement is more clearly re drafted.

Environment & Climate Change

8.103

Include extreme weather events.

8.106

Identify statutory protected land.

8.107, 8.108, 8.109

It is not deemed appropriate to address historical / conservation / and appreciation under this heading.

The factors addressed under the listed headings require stating under a different heading and not lumped together under the Environment and Climate Change approach.

This will create better recognition and understanding.

A better understanding of the national and international importance of the historic assets of historic town centres (Shaftesbury) and open spaces are required & to be stated.

Meeting Housing Needs

8.110

The plan now admits to the increase in the density of the approved development, which has been publicly denied. This has a direct impact on education, density, open space, community services and facilities. If a sound and flexible 'Socially Sustainable' approach had been in place then it would be easier to address the current problems being faced by Shaftesbury.

The policy now needs to be addressed following a proper socially sustainable plan being formulated which will take the lead in addressing how the created problems can be creatively addressed and resolved.

This needs to be addressed in this statement.

Evidence – due to the failures in the provision & delivery it is necessary to re-evaluate what and how further development is proposed. Evidence based & socially sustainable.

Supporting Economic Development

8.115

Industrial estates are fully occupied – so provision for expansion needs to be addressed.

The current plan looks at 'historical' way of doing business and does not incorporate the changes in commerce and how to accommodate the small entrepreneur and growth of business. This will have a restrictive impact. The plan needs to address the new demographic in creativity, retail and innovation, and the potential and the impact of the internet.

Infrastructure

8.120

Shaftesbury does not recognise the need for the plan for a 'street' in Christy's Lane. The design can be addressed more creatively and does not require this change.

A proper informed review is required for the 'by-pass'.

Segregated footpaths, safe, while maintaining environmental amenity.

Links between the new eastern development and town centre are an essential part of the integration of the new development with the town.

The document needs to address this current oversight and seeming impossibility of the envisaged links from the eastern development with the rest of town to the west.

The document needs to address what is presented as an eastern development neighbourhood square but with a topography which is completely at odds with what is presented on plan. That this neighbourhood square is provided elsewhere on the development land and with links to the rest of town.

Improved Bus Parking provision in Shaftesbury for regular services and tourist buses.

8.124

Community Hall – it is the group's view that a new community hall could be handled via the 'social sustainability' approach which would shed far better insights into how the community needs and future use are assessed.

The current statement is too prescriptive although the assertion that other sites may be reviewed is a better approach and could be accommodated by the Neighbourhood Plan.

Generally the document would be better presented if the Infrastructure part is presented under headings which will lead to a better understanding of the topic – disparate concepts are combined together which can only lead to a detrimental result.

This whole section of the document requires addressing and rewriting and presented in a more creative and understandable manner.

The impact of demographic and social sustainability is sorely lacking and needs to be addressed. This will lead to a better demarcation of ideas and better outcomes.

Possible main headings could be Grey, Social, Green etc.

8.126

Allocation of primary school and other services to be brought forward to be socially sustainable.

8.128

There is general support for the protection of green spaces and AONB. However the plan lacks in understanding of the economic need of the protected areas, and also how commerce works with and impacts on these areas.

Better provision must be made for economic growth and recognise the change in the types of business, with the resulting provision of affordable housing for employees and the like. This may mean that for example demarcated development boundaries for villages need to be far less restrictive.

Level areas adjacent to the proposed eastern development bypass, which are currently lumped as a grey area, i.e. Wiltshire, are the ideal areas for community green space / corridor which incorporates facilities like the football pitch.

This type of boundary situation needs to be reviewed and included, and not treated as though they do not exist in the plan. If ignored this will have a detrimental impact on the sustainability of 'cross over' areas such as this.

The above comments need to be addressed and reviewed in the summary document.

Map Figure 8.3 – The map provided is too sketchy and needs to reflect the full information of the setting which includes all adjacent land marked as colour 'grey'. Also requires to be at a larger and more informative scale, showing contours, protected areas, views, and strategic connections. The map's information is too sketchy to inform any statement in the Plan.

Not providing development boundaries to villages, and relying on the impact on the countryside will have a detrimental impact on sustainable communities within the AONB. Specific provision should

be made for development growth of villages, also within the AONB. The current approach will have the effect of preventing any growth of village and seriously hamper their sustainability. Affordable housing should be encouraged by providing an allocation with each and every small development in villages

Policy 20 - Countryside

Development boundaries for small towns/ village have been removed and now fall within 'countryside'. This is more restrictive in terms of development. These places don't have the funds, expertise and will to develop Neighbourhood Plans, leaving them at a distinctive disadvantage. Provision must be made to facilitate development beyond settlements to facilitate sustainable communities, growth, job creation and provision of housing
Housing in the SW is of the most expensive and this needs to be addressed.

Policy 21 - Gillingham Strategic Site Allocation

This policy does not take cognisance of the inadequate and restrictive road network infrastructure. This policy needs to address overlapping with neighbouring towns and cross border Councils need to be brought into this process.

Policy 22

Policy 23 Parking

Shaftesbury is addressing parking through its neighbourhood plan, with central parking and longer stay peripheral parking.
Parking provision at transport nodes need to be addressed – i.e. Gillingham Station, including the poor road structure link to this station.

Policy 24

Policy 25 Amenity

All developments should have an impact assessment on the infrastructure and this must include capacity of medical provision, education provision, local employment, road infrastructure and open space provision.
This must be informed by Social Sustainability surveys or data.
Evidence - lack of facilities for Shaftesbury eastern development, and the impact on existing local provision.

Policy 26

Policy 27

Policy 28 Existing Dwellings in the Countryside

This policy runs contrary to the positive and encouraging wording of the National Plan document which promotes flexibility and sustainable living.

Policy 29 The Re use of Existing Buildings in the Countryside

This policy runs contrary to the positive and encouraging working of the National Plan which promotes flexibility and sustainable living.

Policy 30 Existing Employment Sites in the Countryside

Policy 31 Tourist Accommodation in the Countryside

Policy 32 Equine-related Developments in the Countryside

Policy 33 Occupational Dwellings in the Countryside

These policies are restrictive and written in a manner which does not reflect the intention of the National Plan. Adopting the National Plan wording and approach will provide a positive approach unless there is good reason not to.

The National Plan is well worded and states "Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new ones".

The concept of diversification, which is required for sustainability, needs to be understood and incorporated so that employment can be created and supported through sustainable affordable occupational dwellings and business premises and countryside employment diversification.

The assumed limited growth outside settlement boundaries will have a negative impact on countryside living.

Conclusion:

The shortcomings in the current approach in dealing with large influx of people into communities can be better recognised and addressed if the principles of 'Social Sustainability' are adopted. (See Annexe).

Comment Authors:

Shaftesbury Town Council – Neighbourhood Plan Working Group

22 January 2014

Shaftesbury Town Council Neighbourhood Plan Working Group

Report on Social Sustainability for comment on Local Plan Part 1, North Dorset District Council

The large scale increase of the population of Shaftesbury (and also considering the increase planned for neighbouring Gillingham) brings into stark reality the necessity of dealing with the large influx of people in a constructive manner. This is made even more prominent by the recent social issues and upheaval in Shaftesbury with demoralisingly poor publicity. This is a result of not taking appropriate sustainable measures to integrate the new residents into the community, and failure by NDDC to adhere to the planning conditions of making at least some facilities available for the new community.

This resulted in reviewing the local Plan and how this has had an impact on how the town is growing and how this process is implemented and managed by NDDC Development Control.

In stark contrast research shows that other local authorities and developers have taken a more constructive, informed and encompassing approach, which in line with Central Government Plan, places far more emphasis on the delivering Social Sustainability and happier functioning communities.

It is therefore proposed that the North Dorset District Council Local Plan Part 1 should also reflect this Socially Sustainable approach and incorporate constructive thinking in the manner in which the town can prepare for growth and to accommodate varied and diverse communities in a large scale.

What is Social Sustainability?

An extensive set of data which has been developed through research, has resulted in a framework to measure social sustainability in new housing developments.

The framework comprises three dimensions:

- 1. Amenities and Infrastructure**
- 2. Social and Cultural Life**
- 3. Voice and Influence**

This approach is promoted by academics such as Timothy Dixon, Chair, Sustainable Futures in the Built Environment, University of Reading. The approach is successfully being implemented in large scale developments throughout the rest of England.

Implementing the framework:

Planning of the local built environment, especially with the influx of large numbers of people, demands that this framework is recognised if the result is going to be a successful community.

The NDDC Plan also needs to recognise and address change in demographics where the population make up is changing rapidly, with the percentage of older people increasing. This has an impact on how facilities such as doctors, nursing, home care and social integration is addressed.

Insight in how Social Sustainability impacts communities:

http://www.ubmfuturecities.com/author.asp?doc_id=526118&f_src=UBMFutureCities_theurbanizer

"In the property development industry, this shift in emphasis is being driven by a number of forces. Firstly, there are stakeholder reporting requirements in relation to corporate responsibility (such as the NextGeneration housebuilders' benchmark). Secondly, within the UK, we are looking at a changed planning landscape, brought about by a drive toward decentralisation through the localism agenda and, at the same time, through an emphasis on creating strong communities in the 2012 National Planning Policy Framework. This has also led to an increasing debate about the future of planning."

NDDC Local Plan – Part 1 - Market Towns and Countryside**Policy 18 – Shaftesbury:**

The Shaftesbury Town Plan Group was briefed by representatives on the new document as part of the town consultation. Worryingly the group was informed that much of what is contained in Policy 18 is residual from the previous plan and has not been adjusted as for eg. Sturminster Newton or Gillingham. It would also appear that input from local community groups is not reflected in the current Plan.

The main principles in the Plan are sound, but what is lacking is the understanding of the impact of the large influx of new residents. The sustainability assumption is flawed in that it does not recognise nor address Social Sustainability. This is recognised in the National Policy but not reflected in local policy where towns are going to increase by 1000 and more homes.

The three basic principles are not appreciated and a review of what is happening in the provision of Shaftesbury's 1 140 new homes, shows a lack of understanding of the importance of the principles which are the foundation for healthy communities.

Any further applications should now take note of the Social Sustainability principles and start introducing these.

The basic infrastructure and provision must be in place and as a condition of any further applications and changes in the Easter Development. (And not glossed over as is currently happening).

Comment on the NDDC Sustainability Report of 2010

The report addresses a number of important issues with regard to sustainability but the *Sustainability Appraisal Recommendations pg 80*, will need to be expanded to reflect Social Sustainability. The document deals with the physical environment but a lack of understanding of the impact on residents is neither understood nor appreciated and must now be provided for in the Plan as per the spirit and intent of the National Plan.

(Headings are - Climate Change, Housing, Design, Built Heritage, Landscape, Biodiversity and Habitats, Cycling and Walking, Natural Resources, Countryside)

Social Sustainability in More Detail:

Social sustainability is about people's quality of life, now and in the future. It describes the extent to which a neighbourhood supports individual and collective well-being. Social sustainability combines design of the physical environment with a focus on how the people who live in and use a space relate to each other and function as a community. It is enhanced by development which provides the right infrastructure to support a strong social and cultural life, opportunities for people to get involved, and scope for the place and the community to evolve. (Berkeley Group)

Developments are assessed by implementing the 'Code for Sustainable Homes', 'Building for Life' new planning policy and review panels. Those involved in the creation of new housing developments can build on this progress and consider how new development can create strong, inclusive and thriving communities. But in order to do this, a way is needed of measuring the impact of new housing on the quality of life of individual residents, the strength of communities, and, in the long term, on the surrounding areas.

A practical understanding of social sustainability is pressing in the light of current housing need and scarce public resources. Government predicts that the number of households in England is projected to grow to 27.5 million in 2033, an increase of 5.8 million (27 per cent) over 2008, or 232,000 households each year. Alongside efforts to increase the volume of supply, there needs to be a better understanding of how to make sure that housing built today creates places where people will thrive in the future. (Berkeley)

1. Amenities and Infrastructure

2. Social and Cultural Life

3. Voice and Influence

These ideas are best appreciated if you read case studies and how the approach is being successfully implemented in some areas in England.

Evidence:

<http://www.berkeleygroup.co.uk/sustainability/social>

<http://www.berkeleygroup.co.uk/media-centre/reports-and-magazines> Kidbrooke Village

<http://www.futurecommunities.net/design-social-sustainability>

http://en.wikipedia.org/wiki/Social_sustainability

http://www.constructingexcellence.org.uk/zones/sustainabilityzone/sust_con/checklist.jsp

<http://www.constructingexcellence.org.uk/zones/sustainabilityzone/planning/social.jsp>

<http://www.mclarengroup.com/about/sustainability/social>