



Development Viability SPD
Habitats Regulations Assessment

November 2015

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1 Introduction

This report presents the findings of a screening exercise undertaken to determine whether stages 2 and 3 of the Habitats Regulations Assessment (HRA) process are needed for the draft Development Viability Supplementary Planning Document (SPD) (the draft SPD). The council has also undertaken a separate Strategic Environmental Assessment Screening Assessment for the document.

The draft SPD does not create new policy. It provides guidance on how existing policies in the Southwark Plan, Core Strategy and London Plan will be applied in the borough. An HRA screening exercise has been carried out for the parent documents i.e. Core Strategy, Canada Water Area Action Plan (AAP), Peckham and Nunhead AAP and Aylesbury AAP.

2 The need for Habitats Regulations Assessment

In October 2005, the European Court of Justice ruled that HRA must be carried out on all planning policy documents in the UK. The purpose of HRA of planning policies is to ensure that the protection and integrity of European sites¹ (also known as the Natura 2000 network) is part of the planning process at the regional and local level. It is the responsibility of the Local Planning Authority (LPA) to ensure that the HRA process is carried out in accordance with the Habitat Directive (Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds) and Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the 'Habitats Regulations').

The Habitats Regulations requires that authorities assess the effects of land use plans on European sites to determine whether there will be any 'likely significant effects' (LSEs) on any Natura 2000 sites as a result of the plan's implementation (either on its own or in combination with other plans or projects). If there are LSEs there will be a need for the authority to undertake an Appropriate Assessment to determine whether or not there will be any adverse effects on the sites' integrity.

Guidance from the Department of Communities and Local Government (DCLG) on Appropriate Assessment² states that: '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 at a regional and local level.

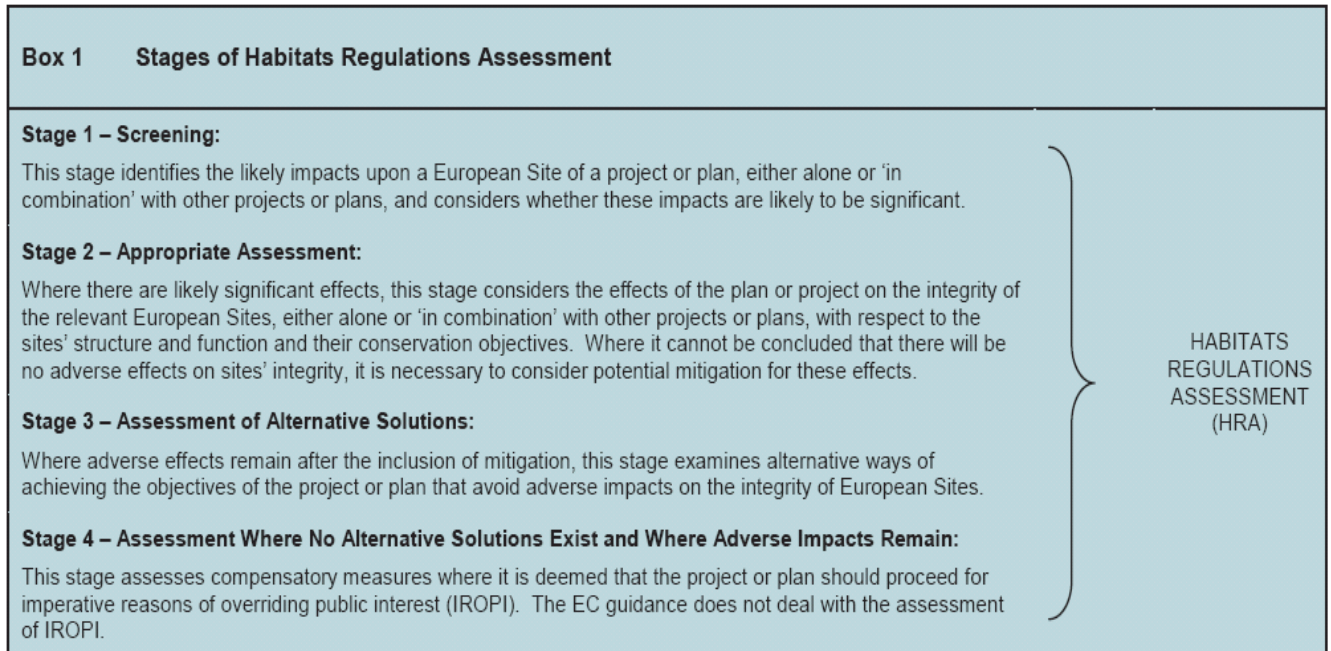
The DCLG guidance summarises the AA process prescribed in Article 6(3) and (4) of the Habitats Directive into three main stages:

¹ Strictly, 'European sites' are any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agree the site as a 'Site of Community Importance' (SCI); any classified Special Protection Area (SPA); any candidate SAC (cSAC); and (exceptionally) any other site or area that the Commission believes should be considered as an SAC but which has not been identified by the government. However the terms is also commonly used when referring to potential SPAs (pSPAs), to which the provisions of Article 4 (4) of Directive 2009/147/EC (the new wild birds directive) are applied; and to possible SACs (pSACs) and listed RAMSAR Sites, to which the provisions of the Habitats Regulations are applied a matter of government policy (NPPF para 118) when considering development proposals that may affect them. The Natura 2000 network is therefore used in this report in its broadest sense, as an umbrella term for all of the above designated sites.

² Planning for the Protection of European Sites: Appropriate Assessment Guidance For Regional Spatial Strategies and Local Development Documents, DCLG, August 2006

1. likely significant effects (AA task 1);
 2. appropriate assessment and ascertaining the effect on site integrity (AA task 2);
 3. mitigation and alternative solutions (AA task 3); and
- *imperative reasons of overriding public interest.*

The test to identify whether a plan option is ‘likely to have a significant effect’ on a European site is also referred to as ‘screening’. This determines whether stages 2 and 3 of the HRA are required.



3 Identifying likely significant effects (LSEs)

The first stage, screening for HRA, will determine if planning policy and guidance documents are likely to have a significant effect on the conservation objectives of the Natura 2000 sites. This will determine whether stages 2 and 3 of the HRA are required. In considering whether the plan policy, guidance or site is likely to have a significant effect on a Natura 2000 site, it should be noted that a site may be located either within or outside the area covered by the plan as significant effects may be incurred in cases where the area of the plan is some distance away.

When considering the LSEs of a policy, it is recognised that some policy ‘types’ cannot affect any European sites. Different guidance documents suggest various classification and referencing systems to help identify those policies that can be safely screened out to ensure the HRA focuses on the policies with any potential to result in LSEs. Table 2.1 summarises the characteristics of policies that can usually be screened out.

Table 2.1 Policy ‘types’ that can usually be screened out

Broad Policy Type	Notes
General statements of policy	The European Commission recognises* that plans or plan components that are general statements of policy or political aspirations cannot have significant effects
General design / guidance criteria	A general ‘criteria based’ policy expresses the tests or expectations of the plan-making body when it comes to consider particular proposals, or relate to design or other qualitative criteria which do not themselves lead to development (e.g. controls on building design).
External plans / projects	Plans or projects that are proposed by other plans and are referred to in the plan being assessed for completeness
Environmental protection policies	Policies designed to protect the natural or built environment will not usually have significant or adverse effects

* EC, 2000, Managing Natura 2000 sites: the provisions of Article 6 of the ‘Habitats’ Directive 92/43/EEC April 2000 at 4.3.2

4 Methodology

The legal requirement to undertake HRAs is set out in the Habitats Directive. However, there is no standardised method for undertaking an HRA. The council has followed the screening method used on the HRA of the London Plan iterations (2009 and 2013) and also the methodology used to prepare the HRA for the Core Strategy (2011) and subsequent planning documents.

The methodology used is based primarily on the draft guidance by Tydesley and Associates prepared for Natural England - 'The Assessment of Regional Spatial Strategies and Sub Regional Strategies under the Provisions of the Habitats Regulations' (2006).

5 Identification of relevant sites

Using the Joint Nature Conservation Committee (JNCC) website³, and in line with the methodology employed in the HRA of Further Alterations to the London Plan, the council identified those Natura 2000 sites within a 10km zone extending from the boundary of the borough. SACs, SPAs, RAMSARS and OMSs were included. European sites were scoped into the study if they occurred either wholly or partially within this geographical area. The council identified that there are no Natura 2000 sites in Southwark. Four sites are partially within 10km of Southwark and are set out below:

³ www.jncc.gov.uk

Identified conservation sites of EC importance

Sites at least partially in Southwark

None

Sites at least partially within 10km of Southwark

Wimbledon Common (SAC)

Richmond Park (SAC)

Epping Forest (SAC)

Lee Valley (SPA)

The information for these sites concerning the rationale for EU conservation has been taken from the HRA Screening report on the Consultation draft replacement London Plan (October 2009) which also includes supplementary information in order to assist in considering the vulnerability of sites to potential adverse impacts. This is presented in the table on the following pages.

Site Description table

This information has been sourced from the HRA Screening report on the Consultation draft replacement London Plan (October 2009). The contents of the table were compiled with reference to the sources listed below, and also informed by consultation with Natural England.

- Site name and location
Obtained from Natural England 'Natura 2000 Forms' and RAMSAR forms from the JNCC website.
- Qualifying Interest (habitats and species)
Denotes the habitats and species for which the sites have been awarded EU conservation status. It is these qualifying features which the HRA must safeguard. This information is obtained from 'Natura 2000' and RAMSAR forms. The qualifying features form the basis of Natural England's 'conservation objectives for the European interest on SSSIs', which were drawn upon for pertinent additional information.
- Conservation objectives
Conservation objectives are set by Natural England (NE) to ensure that the obligations of the Habitats Regulations are met, particularly to ensure that there should be no deterioration or significant disturbance of the qualifying features from their condition at the time the status of the site was formally identified. The conservation objectives are also essential in determining whether the effects of a plan or project are likely to have a significant effect on the qualifying interests of the site.

- Site sensitivities
The key site sensitivities / vulnerabilities for each habitat type were established by reviewing information provided within the conservation objectives for each site and also from site condition monitoring (typically of the underlying Site of Special Scientific Interest (SSSI) designation) and from discussions with Natural England
- Current condition (July 2006 survey)
- Threats
Information pertaining to the potential threats. From Natura 2000, RAMSAR, and Conservation Objectives forms.

Natura 2000 Site	Location	Qualifying Interest (Habitats and Species)	Conservation Objectives	Site Sensitivities	Current Condition (July 2006 condition survey)	Threats
Wimbledon Common SAC (348.31 ha)	<p>Within GLA boundary</p> <p>The following boroughs are within or adjacent to the European sites:</p> <ul style="list-style-type: none"> • Merton • Wandsworth • Richmond upon Thames • Kingston upon Thames 	<p><i>Lucanus cervus</i> (stag beetle)</p> <p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <ul style="list-style-type: none"> • Northern Atlantic wet heaths with <i>Erica tetralix</i> • European dry heaths 	<p>The conservation objectives for the European interest on the SSSI are to maintain*, in favourable condition, the:</p> <ul style="list-style-type: none"> • European dry heath • Northern Atlantic wet heath with <i>Erica tetralix</i> <p>to maintain*, in favourable condition, the habitats for the population of:</p> <ul style="list-style-type: none"> • Stag beetle (<i>Lucanus cervus</i>) <p>* Maintenance implies restoration if the feature is not currently in favourable condition.</p>	<p>Water quality – e.g. pollution through groundwater and surface run-off sources</p> <p>Water level – maintenance of water table</p> <p>Heavy recreational pressure</p> <p>Spread of non-native / invasive species</p> <p>Scrub encroachment</p> <p>Atmospheric pollution (nutrient deposition and acidification)</p>	<p>Area favourable 40%</p> <p>Area unfavourable but recovering 59%</p>	<p>Site is located in an urban area and experiences intensive recreational pressure which can result in damage, particularly to the sensitive areas of heathland.</p> <p>Air pollution is also thought to be having an impact on the quality of heathland habitat.</p>
Richmond Park SAC (846.68 ha)	<p>Within GLA boundary</p> <p>The following boroughs are within or adjacent to the European sites:</p>	<ul style="list-style-type: none"> • <i>Lucanus cervus</i> (stag beetle) 	<p>The conservation objectives for the European interest on the SSSI are:</p> <p>to maintain, in favourable condition, the habitats for the population of:</p> <ul style="list-style-type: none"> • Stag beetle (<i>Lucanus cervus</i>) <p>The conservation objectives</p>	<p>Water level</p> <p>Water quality – nutrient enrichment from fertiliser run-off etc</p> <p>Scrub encroachment (often due to</p>	<p>Area favourable 6%</p> <p>Area unfavourable recovering 8%</p> <p>Area unfavourable no change 86%</p>	<p>Site is surrounded by urban areas and experiences high levels of recreational pressure. This does not directly affect</p>

	<ul style="list-style-type: none"> Richmond upon Thames Kingston upon Thames Wandsworth Merton 		for the Richmond Park proposed Special Area of Conservation are, in accordance with para C 10 of PPG 9, the reasons for which the cSAC was proposed.	<p>undergrazing)</p> <p>Development pressure</p> <p>Spread of introduced non-native species</p> <p>Human disturbance (off-road vehicles, burning (vandalism))</p> <p>Atmospheric pollution e.g. nitrous oxides from vehicle exhausts</p>		the European interest feature however.
Epping Forest SAC	<p>Partially within GLA boundary</p> <p>The following boroughs are within or adjacent to the European sites:</p> <ul style="list-style-type: none"> Waltham Forest Redbridge Enfield 	<p>Annex I habitats that are a primary reason for selection of this site:</p> <ul style="list-style-type: none"> Atlantic acidophilous beech forests with <i>Ilex</i> and sometimes also <i>Taxus</i> in the shrub layer (<i>Quercion robori-petraeae</i> or <i>Ilici-Fagenion</i>) 	<p>The Conservation Objectives for this site are, subject to natural change, to maintain the following habitats and geological features in favourable condition, with particular reference to any dependent component special interest features (habitats, vegetation types, species, species assemblages etc.) for which the land is designated (SSSI, SAC, SPA, Ramsar) as individually listed in Table 1.</p> <p>Habitat Types represented</p>	<p>Water quality – e.g. pollution through groundwater and surface run-off sources</p> <p>Water level – maintenance of water table essential e.g. restrict new drainage ditches around wet woodlands</p> <p>Heavy recreational pressure</p> <p>Spread of non-native / invasive</p>	<p>Area favourable 30%</p> <p>Area unfavourable recovering 34%</p> <p>% area unfavourable no change 26%</p> <p>% area unfavourable declining 10%</p> <p>Reintroduction of pollarding and wood pasture management is helping to reverse the decline of the epiphytic bryophyte population.</p>	<p>Existing air pollution, particularly arising from traffic is thought to contribute to poor condition of parts of the site.</p> <p>Increasing recreational pressure could have an impact on heathland areas.</p>

		<p>Annex I habitats present as a qualifying feature, but not a primary reason for selection of this site:</p> <ul style="list-style-type: none"> Northern Atlantic wet heaths with <i>Erica tetralix</i> European dry heaths <p>Annex II species that are a primary reason for selection of this site: <i>Lucanus cervus</i> (stag beetle)</p>	<p>(Biodiversity Action Plan categories)</p> <ul style="list-style-type: none"> Lowland wood pastures and parkland Broadleaved, mixed and yew woodland Dwarf shrub heath Acid grassland Neutral grassland Standing open water and canals Fen, marsh and swamp 	<p>species</p> <p>Scrub encroachment</p> <p>Atmospheric pollution (nutrient deposition and acidification)</p> <p>Development pressure</p>		
<p>Lee Valley SPA / Ramsar (447.87 ha)</p>	<p>Partially within GLA boundary</p> <p>The following boroughs are within or adjacent to the European sites:</p> <ul style="list-style-type: none"> Enfield Waltham Forest Haringey Hackney 	<p>SPA:</p> <p>Over winter:</p> <ul style="list-style-type: none"> <i>Botaurus stellaris</i> (bittern) <p>Over winter:</p> <ul style="list-style-type: none"> <i>Anas strepera</i> (gadwall) <i>Anas clypeata</i> (shoveler) <p>Ramsar:</p>	<p>The conservation objectives for the European interest on the SSSI are to maintain, in favourable condition, the habitats for the populations of migratory bird species + of European importance, with particular reference to:</p> <ul style="list-style-type: none"> open water and surrounding marginal habitats Gadwall, Shoveler <p>*maintenance implies restoration if the feature is</p>	<p>Water quality - eutrophication is a threat, particularly from point source pollution (e.g. sewage outfalls) but also from surface run-off or groundwater pollution and atmospheric deposition</p> <p>Water levels – a high and stable</p>	<p>There are a number of SSSIs contained within the Lee Valley Ramsar site of which Walthamstow Reservoirs, Waltham Abbey and Turnford and Cheshunt Pits are 100% favourable. Walthamstow Marshes are 36% favourable and</p>	<p>Most of the site is in favourable condition, though an increase in recreational use could affect wintering wildfowl numbers.</p> <p>There are currently no factors having a</p>

		<p>The site also qualifies as a Ramsar Wetland of assemblage qualification: A wetland of international importance.</p>	<p>not currently in favourable condition.</p> <p>The Conservation Objectives for the Lee Valley SPA are, in accordance with para C 10 of PPG9 9, the reasons for which the SPA was classified.</p> <p>The SPA includes land within: Amwell Quarry SSSI, Rye Meads SSSI, Turnford and Cheshunt Pits SSSI and Walthamstow Reservoirs SSSI</p>	<p>water table is fundamental.</p> <p>Disturbance to bird feeding and roosting habitat (noise / visual)</p> <p>Siltation (e.g. excessive poaching of lake margins by stock, suspended sediments leading to transport of nutrients)</p> <p>Scrub or tree encroachment (leading to shading, nutrient and hydrological effects)</p> <p>Spread of introduced non-native species</p> <p>Recreational pressure / disturbance (particularly on-water activities with potential to disturb sediment and increase turbidity in lakes)</p> <p>Development pressure</p>	<p>63% unfavourable but recovering.</p>	<p>significant adverse effect on the site's character.</p>
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				Diffuse air pollution from traffic and agriculture.		
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6 Appraisal Framework

The guidance of the draft Development Viability SPD has been analysed to assess whether it would be likely to result in significant adverse impacts on European sites. The draft Natural England guidance⁴ defines 'likely' as meaning 'probably', not merely a fanciful possibility'. The potentially adverse impacts were screened according to the approach set out in Appendix A and Figure 3 of the guidance. However criteria 2 and 3 were not considered because these are applicable to the assessment of Regional Spatial Strategies (now abolished) not Development Plan Documents.

A precautionary approach was adopted so that the assessment also considered cumulative impacts therefore all potentially significant adverse impacts were assessed.

Coding used for recording effects / impacts on European Sites (from Tydesley and Associates, 2006, Annex 2).

Coding used for recording effects/impacts on European Sites
Reason why policy will have no effect on a European Site
1. The policy will not itself lead to development (e.g. it relates to design or other qualitative criteria for development, or it is not a land use planning policy)
4. Concentration of development in urban areas will not affect European Site and will help to steer development and land use change away from a European Site and associated sensitive areas.
5. The policy will help to steer development away from a European Site and associated sensitive areas, e.g. not developing in areas of flood risk or areas otherwise likely to be affected by climate change.
6. The policy is intended to protect the natural environment, including biodiversity.
7. The policy is intended to conserve or enhance the natural, built or historic environment, and enhancement measures will not be likely to have any effect on a European Site.
Reason why policy could have a potential effect
8. The DPD steers a quantum or type of development towards, or encourages development in, an area that includes a European Site or an area where development may indirectly affect a European Site.
Reason why policy would be likely to have a significant effect
9. The policy makes provision for a quantum, or kind of development that in the location(s) proposed would be likely to have a significant effect on a European Site. The proposal must be subject to appropriate assessment to establish, in light of the site's conservation objectives, whether it can be ascertained that the proposal would not adversely affect the integrity of the site.

A Habitat Regulations Assessment (HRA) screening (stage 1) has been undertaken to assess the impact of the guidance in the draft Development Viability SPD. This is set out below. The preparation of the draft SPD is considered likely to have no significant adverse effect on the European sites therefore it is deemed to require no further HRA (stages 2 and 3) to be undertaken.

⁴ The Assessment of Regional Spatial Strategies and Sub Regional Strategies under the Provisions of the Habitats Regulations' (2006).

7 Screening Analysis of the Development Viability SPD

This section screens the draft Development Viability SPD policy guidance for impacts on Natura 2000 sites. Each guidance reference within the draft SPD has been assessed against the criteria provided in section 6 which itself is based on draft guidance prepared by Tydesley and Associates for Natural England titled, 'The Assessment of Regional Spatial Strategies and Sub Regional Strategies under the Provisions of the Habitats Regulations 2006.'

Analysis

Development Viability Guidance (taken from sections 2,3,4,5 & 6 of the SPD)			Likely to have an impact	Why guidance will have no impact on Natura 2000 sites (see coding table in section 6)	Essential recommendations to avoid potential negative effects on European sites.
Topic	Guidance Ref	Guidance Summary			
When will we require a viability appraisal?	DVG 2.1	A full viability appraisal will be required for all for proposed development which do not meet Southwark's affordable housing policy requirements.	No	1	None
What are our affordable housing policy requirements?	DVG 2.2	Across most of the borough, development which creates 10 or more homes will be policy compliant where at least 35% of homes are affordable. Of the minimum 35%, at least 70% should be social rented and up to 30% intermediate tenures. Affordable housing requirements may vary in action areas and opportunity areas.	No	1	None
	DVG 2.3	To be considered policy compliant affordable housing must be provided on-site. Development proposals which include off-site provision or a payment in lieu will normally be required to provide a viability appraisal.	No	1	None

Pre-applications.	DVG 3.1	Applicants are strongly encouraged to submit a draft viability appraisal when seeking pre-application advice where viability is likely to be a relevant consideration in a subsequent application.	No	1	None
Full and outline applications.	DVG 3.2	A full viability appraisal must be submitted prior to an application for full or outline planning permission being validated where the proposed development does not meet our minimum affordable housing policy requirements. We reserve the right to request a viability appraisal where our minimum affordable housing policy requirements are met in exceptional circumstances.	No	1	None
	DVG 3.3	A declaration confirming the viability of proposed development must be submitted prior to an application being validated where the proposal meets our affordable housing requirements.	No	1	None
	DVG 3.4	Applicants must meet the cost of reviewing viability appraisals, or provide a solicitor's undertaking to pay, in advance of validation.	No	1	None
	DVG 3.5	Viability appraisals must be accompanied by an executive summary which outlines the key conclusions being drawn from the appraisal.	No	1	None
	DVG 3.6	Viability appraisals must be accompanied by a fully testable model which explicitly shows the calculations.	No	1	None
	DVG 3.7	All viability appraisals must present an affordable housing policy compliant scenario alongside the development proposal which is the subject of the application.	No	1	None
Publication of viability appraisals.	DVG 4.1	Viability appraisals which support pre-application discussions will be treated as confidential.	No	1	None

	DVG 4.2	Viability appraisal executive summaries will be published at the validation stage. A revised viability appraisal executive summary must be submitted prior to determination if the affordable housing content has varied to that set out in the initial viability appraisal executive summary. This will be published prior to determination.	No	1	None
	DVG 4.3	There is a strong presumption that viability appraisals will be published in full prior to determination.	No	1	None
Unviable proposals.	DVG 4.4	We will not accept a higher level of affordable housing provision than the maximum which is demonstrated to be viable through a viability appraisal.	No	1	None
	DVG 4.5	We reserve the right to ask a purchaser to show the viability analysis on the basis of which land has been bought, so that the development plan assumptions can be examined.	No	1	None
Methodological approach.	DVG 5.1	Viability appraisals must follow established valuation practice.	No	1	None
	DVG 5.2	Scheme viability will be assessed by comparing the proposed development site value with the benchmark land value (BLV). In appropriate cases consideration will also be given to the RICS Red Book market value of the site and that will be compared to the BLV.	No	1	None
	DVG 5.3	The BLV is the value below which the current use of the site will be continued. In appropriate circumstances it may be appropriate to include an uplift within the BLV as an incentive to release the land from its current use for development.	No	1	None
	DVG 5.4	Proposals will be considered viable when the development site value exceeds the BLV.	No	1	None

	DVG 5.5	It is not acceptable to treat land costs as fixed costs. Where a site has been purchased at a figure in excess of the Current Use Value (CUV) then a development site value has been assumed and the land has been released for development from its current use.	No	1	None
	DVG 5.6	Alternative use values (AUV), including existing consents, do not constitute a reasonable BLV.	No	1	None
	DVG 5.7	Agreement to grant consent at below minimum policy levels will require a review to identify any uplift in scheme viability between the date of consent and delivery of the scheme.	No	1	None
	DVG 5.8	Where land is purchased unconditionally then the onus is on the purchaser to make sufficient allowance for any uncertainties in relation to a planning, site conditions, title and any other relevant issues. Evidence may be required that plan policies were taken into account when purchasing the land.	No	1	None
Valuing a proposed development scheme.	DVG 5.9	Development scheme value will be assessed in accordance with established valuation practice and on the same basis as an assessment of Market Value using the RICS Valuation - Professional Standards (the Red Book), assuming planning consent for, firstly a policy compliant scheme and secondly the proposed scheme.	No	1	None
	DVG 5.10	The Residual Land Value (RLV) will be calculated i.e. Gross Development Value less realisation costs and risk adjusted profit.	No	1	None
	DVG 5.11	The RLV arising must be referenced to the level of value being paid for development sites. This follows established valuation practice and mitigates against the risk of costs being overstated or revenues understated in the residual cash flow.	No	1	None

Benchmark land values.	DVG 5.12	Benchmark land values (BLV) will be assessed by reference to the current use value (CUV) of the site, excluding hope value, plus an incentive uplift if appropriate (CUV+) i.e. the owner of a vacant derelict site with no revenue and incurring holding costs would not require any incentive to release the site from its current use.	No	1	None
	DVG 5.13	The BLV is not the disposal value as clearly any owner will sell their land for the maximum amount achievable. The BLV is the value below which the land will be retained in its existing use.	No	1	None
	DVG 5.14	Sub-optimal development site values are not appropriate benchmarks i.e. the viability of the optimal development should not be benchmarked against an alternative lower development site value.	No	1	None
Viability appraisal inputs.	DVG 6.1	Viability appraisal inputs should include all details deemed necessary for the Council to understand the valuations submitted both for the proposed scheme of development and the CUV.	No	1	None
	DVG 6.2	Viability appraisal inputs must be supported with appropriate comparables or other supporting documentation.	No	1	None
	DVG 6.3	A schedule of site comparables should be provided with a fully justified analysis to enable the cross-check of the RLV.	No	1	None
	DVG 6.4	There must be a clear reasoned link between the evidence and the report conclusions and executive summary.	No	1	None

Viability review mechanisms.	DVG 7.1	Proposals which do not include a policy compliant affordable housing contribution will normally be subject to a viability review. The nature of the review will depend on the nature of the scheme and may use actual costs and revised sales values, or sales values alone. The review must be undertaken prior to occupation of no more than 25% of the market element.	No	1	None
	DVG 7.2	Where a viability review demonstrates an improvement in scheme viability, a proportion of any uplift in scheme value, up to the policy compliant level, will be paid to the council towards the delivery of new affordable homes prior to more than 75% of the market homes in the development being occupied. On phased schemes the review process may be tailored to allow for the inclusion of additional affordable housing in later phases.	No	1	None

8 Conclusion

None of the guidance outlined within the draft Development Viability SPD is likely to have any significant discernible adverse impact on European sites therefore stage 2 (appropriate assessment and ascertaining the effect on site integrity) and stage 3 (mitigation and alternative solutions) of the HRA process are not considered necessary.

References

Habitats Regulations Assessment Screening Report – Consultation draft replacement London Plan (Spatial Development Strategy for Greater London), October 2009

Habitats Regulations Assessment Screening Report – Further Alterations to the London Plan (Spatial Development Strategy for Greater London), December 2013.

Planning for the Protection of European Sites: Appropriate Assessment Guidance for Regional Spatial Strategies and Local Development Documents, DCLG, August 2006.

The Conservation of Habitats and Species Regulations (England and Wales) Regulations DEFRA 2010.

Tyldesley and Associates - prepared for Natural England Draft Guidance - The Assessment of Regional Spatial Strategies and Sub Regional Strategies under the Provisions of the Habitats Regulations 2006.