

Affordable Housing SPD Sustainability Appraisal Report

# **London Borough of Bromley**

## **Local Development Framework**

### **Affordable Housing Supplementary Planning Document**

### **Sustainability Appraisal Report**

March 2008



THE LONDON BOROUGH  
[www.bromley.gov.uk](http://www.bromley.gov.uk)

# Affordable Housing SPD Sustainability Appraisal Report

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# Affordable Housing SPD Sustainability Appraisal Report

## **1. Non technical summary**

1.1 This report is a sustainability appraisal report on the Affordable Housing Supplementary Planning Document (SPD) produced by Bromley Council's Planning Division. As a part of Bromley's Local Development Framework the SPD will be a material consideration in determining planning applications in the Borough.

1.2 The sustainability appraisal process is designed to highlight the significant effects of implementing the document and suggests ways that negative effects might be reduced. The evaluation of effects is considered with regard to the baseline situation of social, environmental and economic indicators and current trends that they identify.

1.3 This appraisal has found that implementing the SPD should, on the whole, have a positive effect upon the local community, the environment and economy. There are some long term uncertainties about the effects of the policy and SPD which need to be monitored.

1.4 The affordable Housing SPD was adopted by the Council's Executive on 3 March 2008.

### **Comments on the draft SPD and appraisal.**

1.5 A draft of the SPD and its accompanying appraisal were made available for public consultation from 27 October 2006 to 8 December 2006 and a number of comments were received. These comments were considered in a report to the Council's Development Control Committee on 28 August 2006, Executive on 4 September 2006 and 3 March 2008.

### **Changes made to the SPD**

1.6 Consideration of the responses to the consultation and the draft appraisal report did not result in significant changes made to the overall aims and objectives of the SPD but some sections were re-ordered and re-worded to improve clarity. These changes have removed some of the uncertainty identified by the draft appraisal and improved the "score" of the document in terms of its contribution to more sustainable development.

## **2. Background**

### **Background to sustainability appraisal**

2.1 The goal of sustainable development, as stated in the UK Government's Strategy<sup>1</sup> is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations. The Strategy sets out five guiding principles:

- Living within environmental Limits
- Ensuring a strong, healthy and just society
- Achieving a sustainable economy
- Promoting good governance, and
- Using sound science responsibly

2.2 The priority areas for action across the UK are:

- Sustainable consumption and production
- Climate change and energy
- Natural resources and environmental enhancement
- Sustainable communities

2.3 The planning system is to be one of the key delivery vehicles for sustainable development, indeed, Planning Policy Statement 1 states that sustainable development is the core principle underpinning planning.

2.4 One of the ways in which plans at the regional and local level are to be guided towards more sustainable outcomes is through the process of Sustainability Appraisal. The idea is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of new or revised planning documents.

2.5 Whilst some degree of informal appraisal has existed for a while, Sustainability Appraisal is now required under Section 39(2) of the Planning and Compulsory Purchase Act 2004 (The Act). In addition, plans with significant environmental effects are required to comply with the requirements of European Directive 2001/42/EC (The SEA Directive) on the assessment of the effects of certain plans and programmes on the environment<sup>2</sup>.

### **Purpose of this appraisal report**

2.6 This particular appraisal report accompanies Bromley's Supplementary Planning Document (SPD) on Affordable Housing which will be a material consideration in planning decisions as part of Bromley's Local Development Framework. It shows how the significant effects of the SPD, and the policies on which it is based, have been considered and evaluated, and it identifies where there are negative effects or uncertainties that may need to be mitigated.

2.7 The results of the appraisal and the responses to the consultation on the draft appraisal report have been taken into account in finalising the SPD.

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<sup>1</sup> Securing the Future, 2005

<sup>2</sup> transposed by the Environmental Assessment of Plans and Programmes Regulations 2004

# Affordable Housing SPD Sustainability Appraisal Report

## The consultation process

2.8 A key aspect of the production of all new planning documents is the meaningful integration of consultation. For the appraisal, a Scoping Report (a joint report for three proposed SPDs) was produced in accordance with government guidance, particularly in order to allow the four statutory environmental consultation bodies (Environment Agency, English Nature, English Heritage and the Countryside Agency) to consider the breadth of the proposed assessment in light of the requirements of The SEA Directive. The Scoping Report was also published on the Council's website and a copy sent to Government Office for London (GOL). Comments were received from the Countryside Agency and GOL, and on the basis of these, additional evidence was sourced and changes to the appraisal framework made. A meeting was held with representatives from the Council's preferred RSLs so that they were able to raise issues for possible inclusion in the SPD, and further written feedback was sought.

2.9 A draft appraisal report was produced for the formal, statutory period of consultation for both the Appraisal and SPD, which is required by Regulation 17 of the Planning and Compulsory Purchase Act 2004. Comments received have been considered and changes made to the SPD and appraisal report where appropriate. The comments are documented in the Response to Representations report which was considered at the Council's Development Control Committee on 28 August 2006, Executive on 4 September 2006 and 3 March 2008. The SPD was adopted at this last Executive meeting.

## Compliance with the SEA Directive

2.10 The appraisal process has been undertaken with regard to Government guidance<sup>3</sup> and in order to comply with The SEA Directive. Figure 1 below shows where the requirements of The Directive have been met.

Figure 1

SEA requirement	Where covered in Sustainability Appraisal
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Para 3.4, Appendix I Para 4.6, Para 4.8
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the SPD	Paras 3.9-3.10 Appendix III
c) The environmental characteristics of areas likely to be significantly affected;	Paras 3.9-3.10 Appendix III
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Para 3.9-3.10 Appendix III

<sup>3</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005

## Affordable Housing SPD Sustainability Appraisal Report

e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Appendix I
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Section 4 Appendix V, VI, VII
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the SPD;	Section 5
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Para 3.1, 3.6, 3.22, 3.23 Para 4.2-4.5
i) a description of measures envisaged concerning monitoring in accordance with Article 10;	Section 6
j) a non-technical summary of the information provided under the above headings. (Art. 5.2).	Paras 1.1-1.5
k) involvement of (statutory) consultees	Paras 2.8-2.9

### 3. Appraisal methodology

#### Levels of appraisal

3.1 The Affordable Housing SPD is based upon two policies in the adopted UDP (2006). The UDP itself has not been subject to a full Sustainability Appraisal because the review process began before 21 July 2004 and it was adopted before 21 July 2006, making it exempt. As a result, however, the policies on Affordable Housing needed to be appraised as part of the appraisal of the SPD. Although it is not possible to change the policies in response to the findings of the appraisal, mitigation of impacts through another route may be possible, and indeed the production of an SPD may be one vehicle for achieving these. It would be hoped that any uncertainties, and perhaps significant effects, of the implementation of a policy, could be mitigated to some degree through an SPD.

3.2 After assessing the effects of the policies, consideration was made of possible strategic options. In this case, the choices available were limited – to do an SPD or to continue using just the policies which have been adopted. The objectives of the SPD were then looked at for consistency with the appraisal objectives, and then the principles of the SPD were assessed for their significant effects.

## Affordable Housing SPD Sustainability Appraisal Report

3.3 The Appraisal was undertaken by a member of the Planning Policy Team in close liaison with the officers producing the SPD. This proved to be a useful working arrangement with both parties benefiting from practical help and advice as a result.

### **Links to other plans, strategies and policies**

3.4 A number of different plans, policies and strategies influence the development of policy and guidance on affordable housing, and, in addition, there are a number of objectives for environmental protection which need to be taken into account. A list of the documents considered is shown in **Appendix I**. At the level of SPD, the most influence is provided by the Policy or policies on which the documents are based. In the case of affordable housing, the policies are H2 and H3 of the Bromley UDP 2006. The full text can be seen in **Appendix II**

### **Baseline summary**

3.5 The baseline evidence from which sustainability issues were derived and objectives produced is included in **Appendix III**.

3.6 Due to the development of the SPD in advance of the Core Strategy, a pragmatic approach has had to be taken towards the collection of baseline evidence and it is acknowledged that it is not as comprehensive as it would need to be to support the development of new policy in a DPD or Core Strategy. It is considered, however, that the breadth of the baseline is adequate to cover the areas of potential impact required by the SEA Directive.

### **Social baseline summary**

3.7 The population of the borough is increasing, though at a slower rate than the UK or London, and it is ageing. The number of households is also increasing, and the size of households decreasing – a trend which is similar to that of the rest of the UK. While household incomes are, on average, higher than in other London boroughs and the rest of the UK, there are areas of the borough which show a different picture, having multiple deprivation problems including poor health, unemployment and low standards of education and skills. Of particular interest is the lower income of residents who work in the borough as opposed to those who work elsewhere.

3.8 Homelessness is not immediately apparent - there are few rough-sleepers in the borough - but there has been an increase in people having to be housed in bed and breakfast accommodation. Rising house prices and a highly restricted area in which to build – no derelict land and more than half Green Belt - have led to a high demand for housing and especially more affordable housing. Recorded crime is generally low compared to the rest of London, and the pattern of crime is changing. Town centres are hot-spots for crime and anti-social behaviour.

### **Environmental baseline summary**

3.9 The largest London borough in terms of geographical size, Bromley's built development is largely concentrated in the north of the borough, restricted from spreading by Green Belt designation. There is a considerable amount of open space even in the built-up areas, although areas of deficiency exist in the most densely developed wards. The urban areas are mixed – there are wards with predominantly semi-detached and detached houses with large gardens, and wards with predominantly dense, terraced or flatted development with small gardens or without

## Affordable Housing SPD Sustainability Appraisal Report

any private amenity space, particularly in the north west. Built development of heritage value is prevalent, with many Conservation Areas and listed buildings and there are a few archaeological sites and ancient monuments.

3.10 Bromley does not 'score' well in terms of its environmental impact – domestic water use, waste and carbon emissions are high. Air quality was not, until recently, considered a major problem, but targets for traffic-related emissions have not been met and an Air Quality Management Area has been designated. Private car use is high, and congestion can be a problem especially at school-run times. Only the major town centres and the very north west of the borough are considered highly accessible by public transport. Although there are 26 stations, train routes are not spread across the whole borough and the more rural areas, particularly in the south west, are not served.

### **Economic baseline**

3.11 Bromley as a borough is considered to be an affluent suburb, and its economy is highly interlinked with central London through a high level of commuting. Within the borough, retail and services dominate. Bromley Town Centre is a Metropolitan centre of sub-regional importance and is a major employment location. The borough does not have a large office supply, and areas for large-scale warehousing are relatively limited. There is a small amount of manufacturing industry still remaining in discrete business areas. The professions of residents do not match closely with the borough's employment sectors and commuting to London provides opportunities for a much greater range of jobs than are available locally. Unemployment is low overall, but there are pockets where it is above the national average. House prices are high and the property market is buoyant making residential development very attractive.

### **Main sustainability issues arising from the baseline**

3.12 Considering the current baseline and trends, where information is available, a number of sustainability issues were identified:

3.13 More housing is required to meet the identified need and to contribute to regional targets. Windfall sites are coming forward for development but some of the housing needs to be affordable to those on incomes that do not allow them to rent or purchase on the open market.

#### **How can the supply of affordable housing be secured?**

3.14 Pressure to increase the amount of housing means considering a combination of increasing residential densities and releasing sites which may not previously have been considered.

#### **How can the quality of the local environment be protected and enhanced whilst meeting the housing need?**

3.15 Traffic congestion is a problem and has been identified by residents as a key issue. Road traffic related air pollution has produced the requirement to designate an Air Quality Management Area.

#### **How can the amount and negative impact of road traffic be reduced whilst allowing the economy to develop and improving accessibility for all?**

3.16 Although the borough is affluent on average, there are areas where multiple deprivation is a problem.



**How can the disadvantaged areas be helped to achieve their potential?**

3.17 Energy use, carbon emissions and domestic waste production is high.  
**How can the negative impacts of peoples' lifestyles and development be minimised?**

3.18 Financial benefits of re-developing land for residential uses mean that land currently used for essential community services and facilities is under pressure and new sites are unaffordable.

**How can essential community infrastructure be protected and developed?**

3.19 Opportunities for local employment are fairly limited in breadth and commuting produces greater financial rewards.

**How can a more diverse local economy be developed to provide rewarding local jobs?**

3.20 Bromley Town Centre has dropped in ranking and there are concerns over its ability to compete with neighbouring centres.

**How can the existing economic strengths in retailing be protected and developed?**

3.21 Actual crime and fear of crime is identified by residents as a problem along with anti-social behaviour.

**How can crime and fear of crime be reduced and more responsible citizenship be encouraged?**

**Development of the appraisal framework**

3.22 Together with priorities from other national, regional and local strategies and the environmental protection objectives therein, the local sustainability issues have been developed into a framework which is designed to allow the significant effects of the policies and the plan to be identified and evaluated. **Appendix IV** shows the sustainability objectives and indicators that have been developed for the purpose of this appraisal.

3.23 In performing the assessment of effects, shortcomings of the framework, such as unnecessary duplication, were highlighted. The framework, having been adjusted as a result of the Scoping process, is considered, in hindsight, to be rather broad and a tighter and more focussed approach (for SPDs) would be recommended for the future. That said, it has allowed a broad range of effects to be considered and it has fulfilled its purpose.

**4. Assessment of significant effects**

**The policies**

**4.1 Appendix V** shows how Policies H2 and H3 were tested for their significant effects. The broad outcome was that there should be positive effects for several of the sustainability objectives, and although some long-term uncertainty, no significant negative effects. As expected, the most positive outcomes should be in increasing the supply of decent affordable homes, and the subsequent health and well-being improvement that brings. It is more difficult to predict the environmental impacts of building more affordable homes – the effects will rely on the application of other policies in combination in most cases. Economically, there should be benefits for businesses by enabling a wider base of employable people to locate in the borough,

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and it does not appear that the policy is putting off developers so far. The existence of a policy to permit the off-site provision of affordable housing, and the possibility of payments-in-lieu adds the necessary flexibility to the application of the policy.

### The strategic options

4.2 Options and alternatives for implementing the policies on affordable housing are limited. The main strategic options considered were doing an SPD or continuing with the policies alone. The question is whether there is any difference in the effects of pursuing these options and whether that difference supports one option over another.

4.3 The policies are complemented by justifying supporting text, although this is necessarily limited. It does not cover a number of important areas in the securing of affordable housing which may involve costs to a developer, for example, nor does it address quality or environmental standards which may be required. The ability of an SPD to bring information from various sources together into one package is its strength in this particular instance, and this is the main reason for supporting the development of an SPD in sustainability terms.

4.4 Consultation with RSLs indicated that they desired as much information as possible to be included in the SPD, but a line had to be drawn to avoid repeating large chunks of the UDP. In addition, an SPD that appeared to be very comprehensive could discourage a developer from considering the whole UDP, in the context of which a planning application would be judged. Neither of these scenarios makes the best use of the SPD nor is helpful in educating the potential developer in how the system works.

4.5 The consequence of these considerations was to develop an SPD that would clearly show what needs to be taken into account in considering the development of affordable housing – without repeating guidance from elsewhere in detail – and that would give greater transparency to the process. In terms of sustainability, this should reduce uncertainties and enable more certain prediction of any significant effects and allow for more appropriate mitigation.

### The SPD objectives

4.6 The aims of the SPD are as follows:

1. to assist in delivering affordable housing to meet the needs of the borough
2. to provide a clear framework on how affordable housing is provided in the borough
3. to outline the processes and procedures that are used to secure S106 agreements relating to affordable housing

4.7 These objectives are, obviously, related to securing affordable housing, and were not in themselves designed to achieve a sustainable outcome across the board. For this reason, a brief comparison was made of the SPD objectives to the sustainability objectives. The results table can be seen in **Appendix VI**. No significant incompatibility problems were revealed from considering the objectives alone.

## The SPD principles

4.8 The SPD contains a number of sections:

Status of this guidance

Objectives

Policy Context

Guidance

Appendix – UDP policies

Appendix – Financial contributions payable to the developer

Appendix – Housing Needs Survey update

Appendix – glossary

4.9 For the purpose of determining the significant effects of the policy, the main section to be considered is “Guidance”. The other sections contain the background evidence on which the guidance is based and is factual in nature.

4.10 This guidance section itself sets out the requirements and expectations of the Council and can be broken down as follows:

Summary of policy requirements

Requirements on particular sites

Off-site provision and payment in lieu

Financial contribution from RSLs

Rents/total outgoings

Securing affordable housing

## Assessing the significant effects of principles

4.11 On reading the section and considering how it would be applied in a real case, it was decided that the appraisal needed to address the following underlying principles. They represent an interpretation of themes in the “Guidance” section and have been considered and agreed by the officers developing the SPD as covering the key issues.

4.12 Principle 1: Need and affordability: The Council has a target of developing 3012 affordable homes by 2016. These homes will be affordable to households on incomes of less than £35,000, a figure which will be reviewed annually. Any service or management charges will be considered as part of the overall affordability of the scheme and parking and amenity space must be included in the price paid for the affordable housing units. The Council will require that an appropriate mechanism is in place to ensure that the affordable housing remains affordable in the long term. It is expected that 70% of the affordable units be provided for social renting and 30% for intermediate provision and that unit sizes will be appropriate to current needs. Where exceptional circumstances exist which could jeopardise the provision of affordable housing on a site, the Council will allow the affordable units to be located on another site or a payment in lieu to be made towards a future development. Payment in lieu will be calculated as stated in the SPD and will be used according to agreed guidelines.

4.13 Principle 2: Size/unit threshold and site suitability criteria: The Council will seek affordable housing on all sites proposed for residential development of 10 units and over, and on sites of 0.4ha and larger. Affordable units will be sought on sites proposed for market sheltered housing. Suitability of sites will be determined through

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consideration of accessibility, development costs, other planning objectives and the need to achieve successful housing development.

4.14 Principle 3: Design and quality standards: The Council will apply the same design considerations to affordable housing as to market housing. In addition to policies and regulations which apply to market housing, affordable housing will be expected to achieve the standards in the Housing Corporation's Design Quality Strategy and Standards documents including Housing Quality Indicator, the Code for Sustainable Homes Level 3 and a Building for Life assessment. The type and tenure of affordable housing should not be discernible from the exterior. Wheelchair units in affordable housing developments should be built in accordance with guidance from the South East London Housing Partnership.

4.15 Principal 4: Financial and legal arrangements: The Council will require that affordable housing be transferred to an RSL on a freehold basis, or where not feasible on a 999 year lease. The Council will seek to secure the completion and transfer of affordable housing before 50% of market housing on the site is sold or occupied. There should be no assumption of grant funding but the Council may support applications for Housing Corporation grant in cases where additionality can be demonstrated. Planning conditions, legal agreements or unilateral undertakings may be used to secure the provision of affordable housing.

4.16 These principles were assessed for significant effects using the appraisal framework developed as above. The results can be seen in **Appendix VII**

### **Summary of likely significant effects**

#### **4.17 Principle 1:**

Short to medium term impacts upon reducing disadvantage and increasing the opportunity to live in a decent home were found to be positive, as expected. There are uncertainties due to the number of variables involved, not least the inability to predict the number of sites that may come forward.

Environmental effects as a result of fulfilling the stated need are not likely. If the need for affordable housing is not met, social rather than environmental changes are likely.

Economically, providing for housing needs allows the borough to accommodate a wide range of unskilled and skilled labour to support the local economy which is considered a positive benefit.

#### **4.18 Principle 2:**

Again, short to medium term impacts on disadvantage and the supply of decent homes should be positive, with uncertainties about how many appropriate sites will come forward.

Using PTAL's along with other locational information should mean that affordable housing is sited in areas with good access to public transport.

Flexibility – in terms of acknowledging that not all sites are appropriate – should mean that the development of marginal sites is not prevented.

#### **4.19 Principles 3:**

Revision of this section since the draft SPD has considerably improved its legibility. The various standards should ensure that affordable housing is high quality and environmentally sensitive. This has a highly positive impact on living conditions which should have knock-on social benefits.

## 4.20 **Principle 4:**

The suggested financial and legal arrangements appear to support the expeditious processing of securing affordable housing, although Section 106 agreements do take time to produce.

## **Overall and cumulative impacts**

4.21 The assessment found that the SPD on affordable housing should have a significantly positive effect in terms of the social objectives of sustainable development, especially in the short to medium term. Effects are likely to be an absolute increase in housing which can be accessed by those people on lower incomes, and an increase in appropriately sized units. If the housing is of a higher environmental standard than older housing, which is the intention, the knock-on benefits for health and well-being should be positive.

4.22 Economic benefits are also considered to be largely positive, but with more uncertainty attached. Providing a range of housing is vital to keeping a wide base of economically active people, and so the SPD should help towards this aim, but it remains to be seen whether the low threshold and high requirement for affordable units (relative to other parts of the country) will put off potential developers. The lack of consistency between geographical areas cannot be addressed through this SPD, but it could be an important potential cross-boundary effect to monitor.

4.23 More clarity in the final SPD about which environmental standards should be achieved means that most objectives should be met. Indeed the current situation is that affordable housing has to attain higher standards than its private counterpart.

## **5. Risks, uncertainties and mitigation**

5.1 No significant negative impacts of the SPD were identified in the appraisal but some uncertainty remains especially as a result of housing sites in the borough coming forward on a “windfall” basis rather than in a planned fashion. This, and the changing housing market, are the most significant risks to providing affordable housing in the borough.

5.2 The key to reducing the uncertainty is regular monitoring and assessment of information about the housing market and those in housing need. The Council is preparing two key essential pieces of evidence - a Strategic Housing Land Availability Assessment and a Strategic Housing Market Assessment – which will help establish the current situation and provide information to support strategic decision making. These will feed into the forthcoming Core Strategy and enable options for future development to be considered using robust evidence.

## **6. Monitoring**

6.1 One of the key aspects of ensuring a successful outcome of any plan is its ability to react to a changing situation. The only way this is possible is if the information about the change is available, and this brings a need for effective monitoring. The Planning Division already produces an Annual Monitoring Report which contains a range of data, and it is suggested that this is a practical place to address the ongoing effects of this SPD.

6.2 There are a number of indicators which should give a useful picture of the amount and type of housing coming forward, and what effect the policy and SPD are having upon the borough’s housing need and supply.

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Number of affordable housing units created through the policy - completions  
Actual % of provision achieved on schemes  
Mix of unit sizes of affordable housing provided  
Mix of tenure achieved  
Location of affordable units  
Number of applications and permissions for residential development overall  
Number of residential applications and permissions for under and over ten units, and particularly schemes of 9 units  
Cases of off-site provision and payment-in-lieu, and reasons for the decisions  
Number of affordable housing schemes achieving Ecohomes standard “very good” and above  
% TCI contribution from RSLs towards each affordable housing scheme  
Number of people on the housing register and in temporary accommodation moved into affordable units  
Number of keyworkers housed in affordable units

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## **GLOSSARY**

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This glossary explains the general meaning of terms which occur frequently in the text. They are not necessarily statutory definitions.

<b>Affordable Housing</b>	Social rented of intermediate housing.
<b>Baseline</b>	Relevant aspects of the current state of the local community, economy and environment and the likely trends without intervention
<b>Ecohomes</b>	An environmental rating for homes based on the British Research Establishment's Environmental Assessment Method.
<b>Local Development Framework (LDF)</b>	Portfolio of local development documents which provides the main planning framework for the borough.
<b>Payment-in-Lieu</b>	'Payment in place of', in this case affordable housing in some exceptional circumstances.
<b>Registered Social Landlord (RSL)</b>	A non profit-making organisation registered with the Housing Corporation who purpose is the provision, construction, improvement or management of houses for sale or rent.
<b>Supplementary Planning Document (SPD)</b>	Supplementary Planning Documents are used to provide further detail to policies and proposals contained in a Development Plan Document. The SPD will form part of the Local Development Framework, and will be an important consideration in determining planning applications.
<b>Sustainability Appraisal</b>	The promotion of sustainable development through the integration of social, environmental and economic considerations into the preparation of new or revised Development Plan Documents and Supplementary Planning Documents
<b>Unitary Development Plan (UDP)</b>	A legal document which sets out the land-use policy framework used to determine applications for planning permission.

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<b>Sustainability Appraisal</b>	The promotion of sustainable development through the integration of social, environmental and economic considerations into the preparation of new or revised Development Plan Documents and Supplementary Planning Documents
<b>Total Cost Indicators (TCI)</b>	An estimate at the total cost of providing different types of housing in different parts of the country made by the Housing Corporation.
<b>Unitary Development Plan (UDP)</b>	A legal document which sets out the land-use policy framework used to determine applications for planning permission.



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## **GLOSSARY**

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