



SUSTAINABILITY APPRAISAL REPORT

Supplementary Planning Document (SPD)

Affordable Housing

Consultation Draft

August 2006

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NON-TECHNICAL SUMMARY

The purpose of this document is to assess the social, economic and environmental effects of the Council's Draft SPD on Affordable Housing.

The draft Affordable Housing SPD sets out a clear and consistent framework for seeking affordable housing from development. The SPD highlights the Council's priorities in seeking affordable housing from development in the Borough. The SPD will supplement Policy H5 and Policy H8 on priorities for affordable housing of Barnet's adopted Unitary Development Plan (May 2006).

This document sets out the methodology and outcomes of the Sustainability Appraisal of the SPD on Affordable Housing. The Sustainability Appraisal reflects best practice advice contained in 'Sustainability Appraisal of Regional Spatial Strategies & Local Development Documents – Guidance for Regional Planning Bodies & Local Planning Authorities (Nov 2005).

The objective of the Draft SPD is to help the Council, developers, landowners and Registered Social Landlords deliver affordable housing through development. It provides further clarification on adopted UDP policies. These policies have been subject to the Sustainability Appraisal carried out on the Revised Deposit Draft UDP.

Overall, the Sustainability Appraisal of the SPD on Affordable Housing provides a positive picture of the social, economic and environmental effects. In terms of the social effects, the SPD will encourage the maximum provision of affordable housing to be secured through planning obligations on development applications. Furthermore, maximising the delivery of affordable housing would also maximise the positive effect arising from the appraisal of wider social and economic sustainability objectives including economic opportunities, improved social conditions and the reduction in social exclusion felt by those in need of affordable accommodation.

The proposed SPD will also include reference to local character and urban design considerations in the provision of affordable housing. As such, it will have wider environmental effects that contribute in a positive manner to enhancing the quality of the local environment.

CONSULTATION ON THE DRAFT SPD

This Draft Affordable Housing SPD is placed on public consultation for six weeks from September 7th 2006 until 5pm on October 18th 2006. Comments can be made online (www.barnet.gov.uk) or using attached form and should be sent to:

Planning Policy Team
Planning & Environmental Protection Service
7th Floor, Barnet House,
1255 High Road
Whetstone
London N20 0EJ

Or email to forward.planning@barnet.gov.uk

In order for the Council to speedily respond to representations the electronic submission of comments is strongly encouraged.

Further copies of the Affordable Housing SPD and Sustainability Appraisal are available from the Council's website and at all local libraries in the Borough.

WHAT HAPPENS NEXT?

The Council will produce a report summarising the main issues raised following the 6 weeks of public consultation. The report will set out the Council's response to each representation and will be submitted for approval by Cabinet before adoption. The Council will inform persons who have made representations of its propose response prior to the Cabinet meeting.

Acronym Buster

CTI	Construction Training Initiative
DCLG	Department for Communities and Local Government
DPD	Development Plan Document
GLA	Greater London Authority
GOL	Government Office for London
HCA	Housing Corporation Performance Assessment
HMO	Housing in Multiple Occupation
HNA	Housing Needs Assessment
IFA	Independent Financial Appraisal
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
LPA	Local Planning Authority
ODPM (now DCLG)	Office of Deputy Prime Minister
PPG	Planning Policy Guidance
PPS	Planning Policy Statement
RSL	Registered Social Landlord
SA	Sustainability Appraisal
SDS	Scheme Development Standards
SPD	Supplementary Planning Document
SPG	Supplementary Planning Guidance
TCI	Total Cost Indicator
UDP	Unitary Development Plan

1 INTRODUCTION

Background

1.1 The Planning & Compulsory Purchase Act 2004 introduced a new system of plan making in England. The key outcome of the Government's changes is the Local Development Framework (LDF). The LDF is a portfolio of planning documents, prepared by the Council, which collectively will deliver the planning strategy for Barnet. The documents which will comprise Barnet's LDF are:-

- Statement of Community Involvement; and
- Annual Monitoring Report.

Local Development Documents (LDDs)

Development Plan Documents (DPDs), which will include the following documents: -

- Core Strategy
- Site Development Policies
- Area Action Plans
- Proposals Map
- Joint Waste

Supplementary Planning Documents (SPDs)

- Planning Contributions from Development
- Contributions to Life Long Learning from Development
- Affordable Housing
- Contributions to Culture, Recreation and Green Spaces from Development
- Contributions to Transport and Infrastructure from Development
- Contributions to Health Facilities from Development
- Three Strands Approach (Sustainable Development – Design, Construction, Protection of Suburban Housing and Mixed Communities)

1.2 Further information on the LDF can be obtained in the Barnet Local Development Scheme (LDS) at http://www.barnet.gov.uk/environment_transport/udp/lds/index.php3. The Barnet LDS is a work programme for preparing the LDF and has been adopted by the Council.

The Sustainability Appraisal Process

1.9 Sustainability Appraisal (SA) is an integral part of producing planning documents under the new Planning and Compulsory Purchase Act 2004. Local authorities must undertake Sustainability Appraisal for each of their Development Plan Documents and Supplementary Planning Documents as part of a fully integrated process. The purpose of the Sustainability Appraisal process is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of planning documents. This involves considering the long term social, environmental, economic and resource impacts of development. The SA should¹:

- Take a long term view of how the area covered by the SPDs is expected to develop, taking account of social, environmental and economic effects of the proposed plan;
- Provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies;
- Reflect global, national and local concerns;
- Provide an audit trail of how the SPDs have been revised to take account of the findings of the SA;
- Form an integral part of all stages of plan preparation, in accordance with the requirements of the European Directive 2001/42/EC

Sustainability Appraisal of the Revised Deposit Draft UDP

1.10 In March 2001 the Council published a Sustainability Appraisal of the Revised Deposit Draft UDP. The production of this document was guided by the following DoE /DETR publications - Environmental Appraisal of Development Plans – A Good Practice Guide (1992); Policy Appraisal and the Environment (1998); and Planning for Sustainable Development – Towards Better Practice (1998). This guidance has now been superseded.

1.11 Although the guidance underpinning the sustainability appraisal of the Revised Deposit Draft UDP has now been superseded its outcomes should not be ignored. The UDP sustainability appraisal concluded that

- No policies in Barnet's UDP were directly incompatible
- UDP policies can be expected to promote sustainability in the Borough. No overall negative impacts have been identified
- Some policies could have an effect on certain sustainability criteria
- Policy H5 (Provision of Affordable Housing) and Policy H8 (Provision in Lieu of Affordable Housing Policy) have significant positive environmental, social and economic impacts

¹ ODPM (2004) *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks*, Consultation Paper

Purpose of this Sustainability Appraisal

- 1.12 The goal of Sustainable Development is to enable all people to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life for future generations. It is about considering the long term social, economic and environmental issues and impacts in an integrated and balanced way.
- 1.13 The purpose of the Sustainability Appraisal process is to promote sustainable development through better integration of sustainable considerations into the preparation and adoption of planning documents. As planning contributions lead to significant social, economic and environmental benefits, the Council considers it appropriate to carry out a Sustainability Appraisal.
- 1.14 Sustainability Appraisal (SA) is a requirement under the Planning and Compulsory Purchase Act 2004 for Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) that comprise a Local Development Framework (LDF).
- 1.15 The purpose of this Report is to assess the social, economic and environmental effects that may arise from the Council's Draft Supplementary Planning Document (SPDs) on Affordable Housing.

2 KEY REQUIREMENTS FOR SPD SUSTAINABILITY APPRAISAL

- 2.1 According to the ODPM (now replaced by the Department for Communities and Local Government (DCLG) the Sustainability Appraisal should not be done in any more detail, or using more resources than is useful for its purpose² and the Sustainability Appraisal should focus on the significant sustainability effects of the Supplementary Planning Document (SPD).
- 2.2 Local Planning Authorities (LPAs) are recommended to 'prepare a Scoping Report, setting out the information collected at Stage A of the SA process. One Scoping Report can be prepared for several LDDs, provided that it gives sufficient information at the level of detail required for each of the SPDs concerned. This can be achieved by preparing the Scoping Report in two parts: a general section which sets out the elements common to all of the SPDs, and a second part reporting on each SPD individually (e.g. the objectives of the individual SPD, sustainability issues and problems specific to it, and any broad options to be considered) or making clear where no specific details on a SPD need to be added'³
- 2.3 The Scoping Report issued by Barnet Council in September 2005, was based on the following documents produced by Office of the Deputy Prime Minister (ODPM) Consultation Paper on *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (Sept 2004)* and *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks - Interim Advice Note on Frequently Asked Questions (April 2005)*. Guidance has subsequently been updated and this Sustainability Appraisal Framework on SPD on Planning Contributions from Development has been produced in response to ODPM guidance published in November 2005.
- 2.4 The Scoping Report set out general elements which are common to the scope and level of material for all the Planning Contributions SPDs.

Table 1 - Components of the Scoping Report Process

A1	Identify other relevant plans and programmes and sustainability objectives that will affect or influence the SPDs
A2	Collect relevant social, environmental and economic baseline information
A3	Identify key sustainability issues for the Sustainability Appraisal to address
A4	Develop the Sustainability Appraisal Framework, consisting of the Sustainability Appraisal objectives, targets and indicators
A5	Consulting on the scope of the Sustainability Appraisal with the relevant statutory bodies, key stakeholders and the public

² Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, Para 1.10 (Nov 2005)

³ Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, Para 4.2.20 (Nov 2005).

- 2.5 In order to comply with ODPM Guidance, the Council consulted the following statutory agencies on the Scoping Report for the Sustainability Appraisal of the Affordable Housing from Development SPDs

The Countryside Agency
English Nature
Environmental Agency
English Heritage

- 2.6 Consultation on the Scoping Report helps to create a SA that is comprehensive and robust enough to support the SPD. Responses were received from the Environment Agency and English Heritage and these have been incorporated (where appropriate) into the Sustainability Appraisal.

Role of Stakeholders

- 2.7 Issuing the SA Report alongside the SPD provides objective information for consultees, so that their responses can be made in full awareness of the predicted sustainability impacts of different 'options'. It also shows what information is being fed into the decision making process and how this was arrived at.
- 2.8 The SA Report will accompany the Draft SPD Affordable Housing and will be subject to public scrutiny and comment (Stage D). This Report is published for consultation for a period of six weeks to ensure that stakeholders with sustainability responsibilities can respond with feedback and comments.
- 2.9 When finalised, the Affordable Housing Supplementary Planning Document will be adopted within the Local Development Framework. It will not form part of the development plan but will be an additional consideration to be taken into account when the Council considers planning applications. Following SPD adoption this SA will form an important monitoring tool (Stage E)

3 INCORPORATING THE SUSTAINABILITY APPRAISAL WITHIN THE SUPPLEMENTARY PLANNING DOCUMENT PROCESS

- 3.1 The Government’s approach has been to incorporate the requirements of the SEA Directive into the wider Sustainability Appraisal process as a statutory requirement. The Government published guidance on the preparation of SA for LDFs entitled ‘Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents’ (ODPM, November 2005), satisfying the requirements of both the Act and the Directive through effective cross referencing within the reports which are produced. This guidance will be referred to as the “SA Guidance” within this report. The SA Guidance supersedes ‘The Strategic Environmental Assessment Directive: Guidance for Planning Authorities’ (October 2003).
- 3.2 The relevant requirements of the SA guidance have been followed by the Council in the undertaking of the Sustainability Appraisal and the preparation of this document. The SA guidance advocates a five-stage approach, divided into three SPD stages (shown below in Table 2). The Scoping Report forms Stage A – the Pre-Production Stage. The Sustainability Appraisal has now entered the production stage i.e. stages B, C and D.

Table 2 – The Sustainability Appraisal Process

<i>SPD Stage 1: Pre-production – Evidence gathering</i>
SA stages and tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> ● A1: Identifying other relevant policies, plans and programmes, and sustainable development objectives. ● A2: Collecting baseline information. ● A3: Identifying sustainability issues and problems. ● A4: Developing the SA framework. ● A5: Consulting on the scope of the SA.
<i>SPD Stage 2: Production – Prepare draft SPD</i>
SA stages and tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> ● B1: Testing the SPD objectives against the SA framework.

<ul style="list-style-type: none"> • B2: Developing the SPD options. • B3: Predicting the effects of the draft SPD. • B4: Evaluating the effects the draft SPD. • B5: Considering ways of mitigating adverse effects and maximising beneficial effects. • B6: Proposing measures to monitor the significant effects of implementing the SPD.
Stage C: Preparing the Sustainability Appraisal Report
<ul style="list-style-type: none"> • C1: Preparing SA Report
Stage D: Consulting on draft SPD and Sustainability Appraisal Report
<ul style="list-style-type: none"> • D1: Public participation on the SA Report and the draft SPD. • D2: Assessing significant changes.
SPD Stage 3: Adoption
SA stages and tasks
<ul style="list-style-type: none"> • D3: Making decisions and providing information.
Stage E: Monitoring the significant effects of implementing the SPD
<ul style="list-style-type: none"> • E1: Finalising aims and methods for monitoring. • E2: Responding to adverse effects.

**Sustainability Appraisal of Regional Strategies and Local Development Documents, ODPM guidance (Nov 2005)*

Objectives of the Draft Affordable Housing

3.3 Underpinning the Council's strategic housing objectives the SPD incorporates the following key themes which are essential to affordable housing delivery in Barnet.

Creating High Quality New Homes

Ensuring high quality design is essential to providing new homes that will stand the test of time, address the needs of present generations and be capable of meeting the needs of future generations. All development including affordable housing should be of a high standard of design, using high quality materials. New development should comply with the Council's overall objective of safeguarding the quality of the environment and local character, protecting all that is excellent about Barnet. All affordable housing must meet the Housing Corporation's housing design standards (Scheme Development Standards). The design of higher density housing requires special care. Effective long term management combined with the highest standards of design will ensure a high quality local environment where people want to live and stay.

Creating Mixed and Sustainable Communities

In order to ensure greater flexibility between tenures, maximising housing choice on a lifelong pathway from social rented through intermediate and into owner occupation is essential. A good range of housing, in terms of dwelling size, type and affordability is important in providing a choice of accommodation thereby creating better places for people to live as they move through their life cycle. Flatted development schemes are also required to accommodate a dwelling mix, where well-designed and affordable family housing with access to private amenity space is included. To enable mixed and sustainable communities, affordable housing should ideally be located close to local facilities and public transport.

Creating Cohesive Communities

In terms of creating cohesive communities it is important that mixed tenure design avoids any demarcation of affordable housing from its local environment. A variety of housing tenures should be integrated within a new development and these should not be easily distinguishable from each other. The affordable housing should be integrated with the private sale where there is mixed tenure residential development. The Council will seek to ensure that each part of the development should integrate a mixture of family size accommodation as well as smaller accommodation to avoid over concentrations of high child densities in certain parts of the development.

Creating Environmentally Sensitive Homes

The Council will seek to ensure that all new developments at minimum meet the 'very good' category of eco homes standard with a target for "excellent rating". As a minimum the Council will expect all affordable housing built within the Borough to comply with the same eco-homes standards as that adhered to by the Housing Corporation at that point of time. The cost of lifetime maintenance should be affordable for the RSLs. The RSL should be party to pre-application meetings in terms of design to ensure that the layout enables effective management and viable long term maintenance.

Addressing Housing Need

The Council will ensure that the types and sizes of affordable housing provided generally meets the assessed local need whilst at the same time providing a choice and mix/range of affordable tenure provision, including intermediate (shared ownership, shared equity, key worker discounted market sale) and standard social rented accommodation. It expects the social rented housing to meet priority need and on this basis grant funding if required will be supported.

4 DEVELOPING THE SUSTAINABLE APPRAISAL FRAMEWORK

- 4.1 The SA Framework provides a way in which sustainability effects can be described, analysed and compared. It is central to the SA process. The SA Framework consists of sustainability objectives which, where practicable, may be expressed in the form of targets, the achievement of which is measurable using indicators. Objectives and indicators can be revised as baseline information is collected and sustainability issues and problems are identified, and can be used in monitoring the implementation of the SPD.
- 4.2 Sustainability objectives are distinct from the objectives of the SPD, though they may in some cases overlap with them. They provide a way of checking whether the SPD objectives are the best possible ones for sustainability, and can be seen as a methodological yardstick against which the social, environment and economic effects of a SPD can be tested. The sustainability objectives against which this report has been assessed are outlined as follows:-

Table 3 - Sustainability Appraisal Framework for Affordable Housing

	<i>Sustainability Appraisal Objectives</i>	<i>Main Criteria</i>
	Social	
1	To improve the health of Barnet's population	Will it improve access to primary healthcare facilities? Will it encourage healthy lifestyles and provide opportunities for sport and recreation?
2	To improve the education and skills of Barnet's	Will it improve access to educational facilities?

	population	Will it improve access to cultural facilities?
3	To provide Barnet's population with the opportunity to live in a decent affordable home	Will it increase access to good quality and affordable housing? Will it reduce homelessness?
4	To encourage a sense of community identity and welfare	Will it foster a sense of pride in neighbourhoods?
5	To offer the opportunity of rewarding and satisfying employment	Will it enhance local employment prospects? Will it promote skills training?
6	To improve the quality of life where people live	Will it increase residents' satisfaction with their neighbourhoods as places to live?
7	To improve accessibility to community infrastructure and services	Will it improve social cohesion? Will it reduce dissatisfaction with local services?
	Environmental	
8	To reduce the effect of traffic on the environment	Will it increase the proportion of journeys using modes of transport other than the car? Will it improve road safety?
9	To reduce the risk of flooding for people and property	Will it avoid flooding as a consequence of development?
10	To maintain and enhance the quality of green spaces	Will it ensure easy accessibility to green spaces? Will it improve physical activity and wellbeing?
	Economic	
11	To encourage sustained economic growth	Will it reduce unemployment? Will it improve the range of employment opportunities?
12	To encourage and accommodate both indigenous and inward investment	Will it contribute to prosperity? Will it increase opportunities for business?

Table 4 - Summary Stages of the Sustainability Appraisal

Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope
Stage B	Developing and refining options
Stage C	Appraising the effects of the draft SPD
Stage D	Consultation on the SA Report and draft SPD
Stage E	Monitoring implementation of the SPD

**Stage A, the pre-production phase, was undertaken as the Sustainability Appraisal Scoping Report. The Scoping Report set out the findings of Stage A, together with information on what happens next in the process.*

5 TASK B1 – TESTING THE DRAFT SPD OBJECTIVES AGAINST THE SA FRAMEWORK

5.1 The objectives of the SPD set out what it is aiming to achieve in spatial planning terms and set the context for development of options for the SPD. It is important for the objectives of the SPD to be in accordance with sustainability principles. The objectives should be tested for compatibility with the SA objectives. This will help in refining the SPD objectives as well as in identifying options. The SPD objectives also need to be consistent with each other, and the SA objectives will be one way of checking for this. Where there is conflict between objectives, the LPA will need to reach a decision on priorities. The effects of SPD objectives against sustainability objectives are recorded as being:

- (+) compatible/complementary
- (-) incompatible/potential conflict
- (0) having no effect
- (?) uncertain effect

Table 5 - Testing Sustainability Objectives against Affordable Housing Objectives

Sustainability Objectives		Affordable Housing Objectives				
		Creating High Quality New Homes	Creating Mixed and Sustainable Communities	Creating Cohesive Communities	Creating Environmentally Sensitive Homes	Addressing Housing Need
	Social					
1	To improve the health of Barnet's population	+	+	+	+	+
2.	To improve the education and skills of Barnet's population	+	+	+	+	+
3.	To provide Barnet's population with the opportunity to live in a decent affordable home	+	+	+	+	+
4.	To encourage a sense of community identity and welfare	+	+	+	+	+
5	To offer the opportunity of rewarding and satisfying employment	+	+	+	+	+
6.	To improve the quality of life where people live	+	+	+	+	+
7.	To improve accessibility to community infrastructure and services	+	+	+	?	?
	Environmental					
8	To reduce the effect of traffic on the environment	+	+	?	?	?
9	To reduce the risk of flooding for people and property	+	+	+	+	?
10	To maintain and enhance the quality of green spaces	+	+	+	+	?
	Economic					
11	To encourage sustained economic growth	+	+	+	+	+
12	To encourage and accommodate both indigenous and inward investment	+	+	+	+	+

Table 6 – Commentary on the Matrix to show the Impact of the SPD on Sustainability Objectives

	Objective	Impact of SPD on meeting the Sustainable Objective
Social	1 To improve the health of Barnet's population	Incorporating affordable housing within developments will encourage mixed and sustainable communities. Integration of different types of housing tenure will help reduce social exclusion and thereby contribute to wellbeing. Decent, well designed affordable homes contribute to the physical and mental wellbeing of the tenants. Energy efficient homes will positively contribute to the well being of residents.
Social	2 To improve the education and skills of Barnet's population	Providing those in housing need with the opportunity to live in permanent affordable housing offers residents more security and stability. Thereby increasing awareness to local educational and cultural facilities. As they will gain better access to educational and cultural facilities, this may motivate them into improving their education skills.
Social	3 To provide Barnet's population with the opportunity to live in a decent affordable home	Increased numbers of affordable homes will be built to help meet housing need in Barnet and reduce homelessness. Delivery of affordable housing will offer significantly better opportunities for Barnet's population to live in decent, good quality affordable housing.
Social	4 To encourage a sense of community identity and welfare	Sites will incorporate a mix of tenures, private, intermediate and socially rented, helping to foster a sense of pride in neighbourhoods. Mixed tenures will provide greater local housing choice enabling residents to remain within neighbourhoods if they want to access different tenures. This will promote stability as housing requirements are addressed locally as people move through their life-cycle and help foster a sense of pride in neighbourhoods offering all residents greater opportunities to become more involved in their community.
Social	5 The offer the opportunity of rewarding and satisfying employment	In order to promote skills training and enhance local employment prospects, locally unemployed people will be assisted and trained through a construction training initiative. Providing those in housing need with the opportunity to live in permanent affordable housing offers residents more security and stability. Living in a mixed and balanced community will enable them to access a wider employment market.
Social	6 To improve the quality of life where people live	Delivery of decent affordable homes in mixed and balanced communities will help to reduce social exclusion. Integrated well designed affordable homes should help combat any negative perceptions of social rented and intermediate housing. Children should be able to play in safe environments. Providing a choice of tenures, types and sizes, contributes to local housing need, offers residents more long term security and stability and thereby increases neighbourhood satisfaction.

Social	7 To improve accessibility to community infrastructure and services	In assessing the suitability of a site for affordable housing the proximity of community services and infrastructure is an important criteria. In addition to the development of market and affordable housing, it is essential that commensurate improvements are made to community infrastructure and services, to ensure the delivery of mixed and sustainable communities. The impact of the SPD on improved accessibility to community infrastructure and services is uncertain.
Environmental	8 To reduce the effect of traffic on the environment	In assessing the suitability of a site for housing development, the proximity of services and infrastructure is an important criteria in particular 'access to alternative forms of transport other than the car.' The impact of the SPD on reducing the effect of traffic on the environment is uncertain.
Environmental	9 To reduce the risk of flooding for people and property	As a minimum the SPD will expect all affordable housing built within the Borough to comply with the same eco-homes standards as that adhered to by the Housing Corporation at that point of time. The SPD recognises the impact of increased land requirements for affordable family housing and promotes innovative design solutions to reduce the footprints of development thereby reducing flood risk.
Environmental	10 To maintain and enhance the quality of green spaces	The SPD seeks to deliver modern and desirable affordable homes in high quality local environments. Through innovative design solutions high quality accommodation with private amenity space can be delivered on reduced footprints. Development should enable children to play freely and safely. This will maintain and enhance the quality of green spaces.
Economic	11 To encourage sustained economic growth	The acute affordable housing shortage in Barnet and the resulting increases in house prices are key factors explaining the growing recruitment and retention difficulties faced in the Borough which threaten economic growth and the improvement of public services. Providing those in housing need with the opportunity to live in permanent affordable housing has a positive effect on the economy in terms of meeting demand for key worker and low paid positions within the local economy. It also enables local residents to remain in the borough providing greater housing choice for young people and families who cannot afford to purchase a home at market values.
Economic	12 To encourage and accommodate both indigenous and inward investment	Successful mixed and balanced communities will help promote Barnet as a place to work, rest and stay. This may help to attract inward investment and innovative mixed use schemes. Opportunities for expansion or relocation in Barnet for these uses may become more limited. Living in energy efficient homes will increase peoples spending power as energy bills are reduced. Well designed energy efficient affordable homes will be attractive to existing as well as future generations, contributing to a vibrant housing market.

6 TASK B2 – DEVELOPING THE SPD OPTIONS

6.1 The Government recommends LPAs to develop options, working with the community and relevant stakeholders, to achieve the objectives of the SPD. Given the duty under the Act on

those preparing a SPD to contribute to sustainable development, it is essential for it to set out to improve on the situation which would exist if there were no SPD. It should also aim to improve on the effects of implementing the UDP policy or 'saved plan policy'. To test this, options considered often include scenarios such as 'producing an SPD' or making a decision not to issue an SPD i.e. 'business as usual'. It is important to be aware that baselines will change over time under 'business as usual' options, as well as under new SPDs.

- 6.2 The options identified in this SA Report are sufficiently distinct to highlight the different sustainability implications of each, so that meaningful comparisons can be made. The options have been compared with each other and with the current social, environmental and economic characteristics of the area which is subject to the SPD and the likely future situation without a SPD.
- 6.3 The development and appraisal of options (see Tasks B3 and B4) will be revised to take account of the appraisal findings and consultation responses. This will inform the selection of options and their development in detail for inclusion in the draft SPD to be published for consultation. As each option is refined, a commentary on the key sustainability issues and problems arising has been prepared.

Table 7 - Matrix showing the impact of using the Affordable Housing SPD compared with the scenario of not using an SPD			
		Do nothing scenario	Outcome of having an SPD
1	Creating High Quality New Homes	---	+
2	Creating Mixed & Sustainable Communities	---	+
3	Creating Cohesive Communities	---	+
4	Creating Environmentally Sensitive Homes	---	+
5	Addressing Housing Need	---	+

Key to identified impacts --- Negative Impact
 ? Uncertain Impact
 + Positive Impact

Options Tested

- 6.4 The matrix above displays the two options that have been tested. In terms of meeting sustainability objectives, the matrix in table 7 clearly demonstrates the positive effects of undertaking a SPD to enable the affordable housing process to run smoothly, particularly when compared against the do nothing i.e. 'business as usual' scenario.

Creating High Quality New Homes – the SPD seeks innovative design solutions for affordable housing including the provision of family accommodation. It highlights the importance of effective long term managements linking design with maintenance. A clear and consistent message on delivering affordable units is provided.

Creating Mixed & Sustainable Communities – the SPD seeks to maximize housing choice, creating better places for people to live as they move through their life cycle. It sets out an appropriate dwelling mix for social rented and intermediate affordable housing and cross refers

to the forthcoming SPD on Sustainable Development as a guide for more specific residential space standards. A clear and consistent message on delivering affordable units is provided.

Creating Cohesive Communities – the SPD sets out the importance of integrating affordable housing as part of residential schemes. The SPD provides a clear message on integration and amplifies the need to mix family sized accommodation with smaller dwellings in order to avoid high child densities. A clear and consistent message on delivering affordable units is provided.

Creating Environmentally Sensitive New Homes – the SPD seeks that the ‘very good’ rating for eco homes is met as a minimum and clearly sets out its target of reaching the ‘excellent’ rating. The SPD links design with long term maintenance and highlights the importance of ensuring the living costs of affordable housing remain ‘affordable’. A clear and consistent message on delivering affordable units is provided.

Addressing Housing Need – the SPD will improve the Council’s ability to secure affordable housing to meet need in Barnet. The SPD focuses on the appropriate size, type and tenure of affordable housing for Barnet. A clear and consistent message on delivering affordable units is provided.

‘Business as Usual’

If the Council opt to follow the ‘Business as Usual’ route and decide not to produce a SPD on Affordable Housing, the possibility of the process running smoothly will be much lower. The proposed SPD makes an overall positive contribution to the affordable housing over and above the positive contribution made by the UDP affordable housing policies alone. The ‘Business as Usual’ approach would also be more time consuming and cumbersome. The Council’s message on affordable housing delivery may appear confused in the absence of a draft SPD. In the absence of a clear, robust and consistent message amplifying UDP policy it is likely that negotiations on residential schemes over the affordable threshold will be more drawn out.

7 TASK B3 – PREDICTING THE EFFECTS OF THE DRAFT AFFORDABLE HOUSING SPD INCLUDING OPTIONS

- 7.1 The purpose of table 8 is to predict the social, environmental and economic effects of the options being considered in the SPD process. A judgement has been made on the potential effects, with reference to the baseline situation. Prediction of effects has involved identifying the changes to the sustainability baseline which are predicted to arise from the SPD, including options. The predicted effects of options can be compared both with each other, with ‘creating an SPD’ and ‘business as usual’ scenarios, against the SA objectives.

8 TASK B4 – ASSESSMENT OF EFFECTS OF THE DRAFT AFFORDABLE HOUSING SPD

- 8.1 The likely effects of the SPD have been identified in Task B3. In order to comply with Government guidance an evaluation of their significance is to be made (if relevant). The evaluation of the likely effects of the SPD has determined that predicted outcomes will be positive. Table 8 clearly demonstrates that no negative significant effects would arise from the Affordable Housing SPD.

9 TASK B5 – MITIGATING ADVERSE EFFECTS AND MAXIMISING BENEFICIAL EFFECTS

9.1 The Government advises that the SA Report must include measures to prevent, reduce or offset significant adverse effects of implementing the SPD revision. These measures are referred to in this guidance as 'mitigation measures', but they include proactive avoidance of adverse effects as well as actions taken after effects are noticed. Mitigation measures may also include recommendations for improving beneficial effects. Task B3 and B4 demonstrate that the Affordable Housing SPD is likely to largely generate beneficial effects. No adverse effects have been identified in the SA. The SPD will be revised following the adoption of Barnet's Core Strategy (programmed for 2008/2009). The opportunity for refining policies in order to improve the likelihood of beneficial effects will be provided in the development of the Core Strategy Development Plan Document.

10 TASK B6 – DEVELOPING PROPOSALS FOR MONITORING

10.1 According to the Government, monitoring allows the actual significant effects of implementation of the SPD to be tested against those predicted in the SA. It thus helps to ensure that problems which arise during implementation can be identified and future predictions made more accurately. Table 8 sets out the indicators the Council will use to monitor the effects of implementing this SPD. This monitoring will enable the Council to evaluate:

- Were the SA predictions of sustainability effects accurate i.e. have they been largely positive and beneficial?
- Is the SPD contributing to the achievement of the desired SA objectives and targets?
- Are there any unforeseen adverse effects identified?
- Have they been caused by a change in circumstances?
- Do they require remedial action such as a change to policy which SPD supplements?

10.2 The outcomes of the SA monitoring will be outlined in the Council's Annual Monitoring Report. This will contribute to informed decision making.

11 TASK C1 – PREPARING THE SA REPORT

11.1 The SA Framework on the draft SPD is a key output of the appraisal process, presenting information on the effects of the plan on which formal public consultation is carried out. It is likely to be of interest to a wide variety of readers including decision makers, statutory consultees, other authorities, nongovernmental organisations, and members of the public. In deciding the length and level of detail in this SA, the Council has borne in mind its purpose as a public consultation document. A non-technical summary is provided at the start of this SA.

11.2 The SA Report has clearly followed ODPM Guidance and set out the process Task by Task in order to meet the requirements of the SEA Directive

12 NEXT STEPS

Task D1: Public participation on the draft SPD and the Sustainability Appraisal Report

- 12.1 During the public participation stage the SA report must be consulted upon at the same time as the draft SPD. When involving the public on the SPD and its SA Report, LPAs need to make clear that any responses should focus on the effects of the SPD.

Task D2: Appraising of significant changes

- 12.2 If significant changes to the draft SPD are raised during consultations that have not already been subject to SA, it will be necessary for the LPA to ensure that the significant social, environmental and economic effects of these changes are appraised.

Task D3: Making decisions and providing information

- 12.3 Following the adoption of the SPD, a consultation statement must be prepared to show the ways in which responses to consultation have been taken into account. The SA Report will have already documented proposed monitoring measures, and they can now be confirmed or modified in the light of consultation responses. The SPD consultation statement and the SA Report, including any revisions, should be made available to the public and the statutory bodies in accordance with the Local Development Regulations.