

LOCAL DEVELOPMENT FRAMEWORK
SUPPLEMENTARY PLANNING DOCUMENT

Sustainability Appraisal Report

Affordable Housing

Final Report
9 March 2006



LOCAL DEVELOPMENT FRAMEWORK
Supplementary Planning Document

Sustainability Appraisal Report Affordable Housing

09 March 2006

Strategic Planning and Regeneration Department

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Purpose of Document

This is the Sustainability Appraisal Report (SA Report) of the Affordable Housing guidance that has been adopted, following public consultation and final preparation, as a Supplementary Planning Document within Bexley's Local Development Framework (Stage 3 of the Supplementary Planning Document (SPD) process).

This SA Report seeks to meet the requirements of the Strategic Environmental Assessment Directive (SEA) and guidance on the Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks by incorporating Sustainability Appraisal within the SPD process.

This SA Report sets out the background for the requirement to carry out Sustainability Appraisal of the new style Local Development Frameworks and associated documents, explaining the prescribed stages of the process being undertaken and the initial conclusions reached. Sustainability Appraisal is a form of assessment that considers the social, environmental and economic effects of a plan and is an integral part of the plan making process.

Following on from Stage A of the Sustainability Appraisal process (the Scoping Report), the SA Report was prepared, considering the potential impact of the draft Affordable Housing Supplementary Planning Document and the issues and options identified (Sustainability Appraisal Stages B and C)

The SA Report was then published for consultation, alongside the draft Affordable Housing guidance, for a period of six weeks, to ensure that authorities and organisations with sustainability responsibilities could comment on the content and conclusions included in the SA Report (Sustainability Appraisal Stage D)

The findings of the Sustainability Appraisal and the consultation responses received during public consultation have been taken into account and this SA Report has been revised to document the decision making process (Task D3 of Sustainability Appraisal Stage D). This SA Report, along with copies of the adopted Affordable Housing Supplementary Planning Document and consultation statement are available to the public and statutory bodies in accordance with the Local Development Regulations.

Local Development Framework

- 1.1** In 2004 the Government introduced a new plan making system under the provisions of the Planning and Compulsory Purchase Act 2004. Accordingly, the Council is now in the process of replacing its adopted Local Plan (the Unitary Development Plan, 2004) with a Local Development Framework (LDF). The suite of Development Plan Documents (DPDs) within the Local Development Framework will (jointly with the London Plan) form the new development plan to guide development within the Borough for the period up to 2017. Policies within the adopted Unitary Development Plan are for the time being saved, and will continue to apply until they are replaced by LDF documents or are withdrawn.
- 1.2** The key components of the Local Development Framework are the Local Development Documents (LDDs) of which there are two main types: Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The new system is designed to enable local authorities to decide which combination of documents best suit their needs. Three key Local Development Documents which are not DPDs or SPDs are:
- the Local Development Scheme (LDS): sets out the contents of the Local Development Framework and proposed timetable for preparation and adoption of documents within the LDF (now available on the Council's website);
 - the Statement of Community Involvement (SCI): sets out how the Council will consult throughout the process (currently under preparation); and
 - the Annual Monitoring Report (AMR): assesses the extent to which key policies of the development plan have achieved their desired objectives, and whether changes are necessary (currently under preparation).

Affordable Housing Supplementary Planning Document

- 1.3** The Affordable Housing guidance has been adopted as a Supplementary Planning Document (SPD) 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.
- 1.4** The adopted Affordable Housing SPD reflects the policies of the Council's current Unitary Development Plan (UDP) 2004 and wider policies, providing more detailed advice for putting them into practice for future housing provision. It is important to note that the UDP has not yet been subject to Sustainability Appraisal (see 1.12 below) and hence the UDP policies that are relevant to Affordable Housing may raise sustainability issues that are highlighted within this document and Sustainability Appraisal process.
- 1.5** The Affordable Housing SPD reflects the policies of the Council's UDP (2004), providing more detailed advice for putting the policies into practice for future housing provision. This guidance aims to reinforce the Borough's longstanding commitment to providing everyone with the opportunity of a decent home and in particular to providing affordable housing that meets demonstrated local needs.

- 1.6** Evidence indicates a continuing shortfall of affordable housing in the Borough, due to a substantial number of low to middle income households, including key workers, unable to find suitable housing to rent or buy in the private sector. Hence this is an important aspect for future strategic planning, and one that needs to be addressed within the context of the Council's statutory duties as a housing and planning authority, the availability of financial and other resources and emerging regional and national policies.

Sustainable Development

- 1.7** One of the generally accepted definitions of sustainable development is set out in the Bruntland Commission Report – Our Common Future (World Commission on Environment and Development) 1987: “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”
- 1.8** The UK Government's approach to sustainable development is set out in the recent national strategy, *Securing the Future*, published in March 2005. This identifies four key priority areas to be addressed:
- Sustainable Communities;
 - Climate Change and Energy;
 - Natural Resource Protection and Environmental Enhancement; and
 - Sustainable Consumption and Production.
- 1.9** The UK Strategy further identifies a number of specific objectives that are relevant to a sustainable approach to residential development and housing provision, as indicated in Section 2 below.

Sustainability Appraisal Methodology

- 1.10** Sustainability Appraisal 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.
- 1.11** 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.
- 1.12** Under the requirements of the European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” (the Strategic Environmental Assessment (SEA) Directive), specific types of plan must be subject to a strategic environmental appraisal. This involves the systematic identification and evaluation of the

environmental impacts of a strategic action. The SEA Directive came into force on 21st July 2004 and applies to a range of plans.

- 1.13** The Government’s approach has been to incorporate the requirements of the SEA Directive into the wider Sustainability Appraisal process as a statutory requirement. In November 2005, the Government published guidance on the Sustainability Appraisal process for LDFs entitled Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (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).
- 1.14** 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 Sustainability Appraisal Report (SA Report). The SA Guidance advocates a five-stage approach, divided into three SPD stages (shown in Table 1.1).

Table 1.1 Incorporating Sustainability Appraisal within the SPD process

| | |
|--|--|
| SPD Stage 1: Pre-production – Evidence gathering | |
| Stage A | Setting the context and objectives, establishing the baseline and deciding on the scope. |
| SPD Stage 2: Production – Prepare draft SPD | |
| Stage B | Developing and refining options and assessing effects. |
| Stage C | Preparing the Sustainability Appraisal Report. |
| Stage D | Consulting on draft Supplementary Planning Document and Sustainability Appraisal Report. |
| SPD Stage 3: Adoption | |
| Stage E | Monitoring the significant effects of implementing the Supplementary Planning Document. |

- 1.15** Stage A, the Pre-Production phase, carried out prior to the publication of the final SA Guidance, was undertaken as the Sustainability Appraisal Scoping Report, comprising six tasks (see Table 1.2). The Scoping Report set out the findings of Stage A together with information on what happens next in the process.

Table 1.2 Components of the Sustainability Appraisal Scoping Report Process

| | |
|----|--|
| A1 | Identify other relevant plans, programmes and sustainability objectives that will influence the Local Development Documents. |
| A2 | Collect relevant social, environmental and economic baseline information. |
| A3 | Identify key sustainability issues for the Sustainability Appraisal / plan to address. |

| | |
|----|---|
| A1 | Identify other relevant plans, programmes and sustainability objectives that will influence the Local Development Documents. |
| A4 | Develop the Sustainability Appraisal framework, consisting of the Sustainability Appraisal objectives, indicators and targets. |
| A5 | Testing the SPD objectives against the Sustainability Appraisal framework and the extent to which the plan objectives are consistent with each other. |
| A6 | Consulting on the scope of the Sustainability Appraisal with the relevant statutory bodies, key stakeholders and the public. |

1.16 Table 1.3 outlines the remaining stages and tasks in the appraisal process. The Production phase, Stages B, C and the first two tasks of D, were carried out prior to publication of the final SA Guidance and are addressed in subsequent sections of this document.

Table 1.3 The Final Stages of Sustainability Appraisal

| | |
|---|---|
| SPD Stage 2: Production – Prepare draft SPD | |
| Stage B – Developing and refining options and assessing effects | |
| B1 | Testing the SPD objectives against the Sustainability Appraisal Framework |
| B2 | Developing the SPD options. |
| B3 | Predicting the effects of the draft SPD. |
| B4 | Evaluating the effects of 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 | |
| C1 | Preparing SA Report. |
| Stage D – Consulting of draft SPD and Sustainability Appraisal Report | |
| D1 | Public participation on the SA Report and the draft SPD. |
| D2 | Assessing significant changes. |
| SPD Stage 3: Adoption | |
| D3 | Making decisions and providing information. |
| Stage E – Monitoring the significant effects of implementing the SPD | |
| E1 | Finalising aims and methods for monitoring. |
| E2 | Responding to adverse effects. |

- 2.1** Sustainability Appraisal Stage A involves establishing the context in which the Supplementary Planning Document is being prepared. Task A1 requires the identification and review of other relevant policies, plans and programmes that may influence the content of the guidance. Relationships need to be identified to enable potential synergies to be exploited and any inconsistencies and constraints addressed. The rest of this section outlines the key national, regional and local policy principles that influence the Affordable Housing Supplementary Planning Document.

National Policy

- 2.2** Planning Policy Guidance 3 - Housing (PPG3) addresses affordable housing, with a number of relevant objectives, including:
- Meeting the housing needs of the whole community by providing everyone with the opportunity of a decent home.
 - Providing a wide mix of housing to create mixed and balanced communities, including affordable housing.
 - Identifying both unmet and future needs by undertaking up to date, robust and continuous assessments of housing need. Policies should reflect local needs and circumstances.
 - Defining what is affordable in the local context and indicating how many affordable homes are needed. Identifying sufficient sites to meet needs.
- 2.3** Further to this, Circular 6/98 - Planning and Affordable Housing, supplements PPG3 and includes the following:
- A community's need for affordable housing is a material planning consideration. Unitary Development Plans (UDPs) should ensure sufficient land is available for affordable housing.
 - Policies on affordable housing should be based on up to date assessments of need.
 - Councils should seek to involve Registered Social Landlords (RSLs) in the management of affordable housing. Where an RSL is involved in the development of a site, this can provide an effective way of achieving control over future occupancy.
 - Where exceptional local constraints can be demonstrated it may be appropriate to set threshold levels below 25 units.
- 2.4** In December 2005, the government published a draft Planning Policy Statement 3 - Housing (PPS3) for consultation purposes, as a proposed replacement for PPG3 and Circular 06/98. The draft PPS3 includes the following advice:

Local Development Documents (LDDs) should set out:

- affordable housing provision target as a number or proportion of the overall level of housing provision;
- targets for social-rented and intermediate housing;
- the amount of affordable housing that will be sought on sites above the relevant threshold (the indicative national minimum threshold being 15 dwellings); and,
- the size and type of affordable housing required.

2.5 It should be noted that the draft PPS3 does not include low cost market housing within the definition of affordable housing. This is at variance with the London Plan and Bexley's UDP. On publication of the final PPS3, the Council will review the position in relation to low cost market housing and determine whether it falls within the definition of affordable housing.

2.6 Recently, further reinforcement of the importance of affordable housing has been provided at a national level by:

- Planning Policy Statement 1 Creating Sustainable Communities (2005), indicating that development plans should promote development that creates socially inclusive communities, including suitable mixes of housing; and
- Securing the Future (2005), the Government's sustainable development strategy, that points to the objective of 'homes for all', with plans for provision of new and affordable housing and investment in infrastructure.

Regional/London Policy

2.7 In providing the spatial development framework for London, the London Plan outlines policy principles for affordable housing with which the Local Development Framework (LDF) and supplementary documents must be in general conformity.

2.8 The London Plan includes a strategic target that 50% of all additional housing should be affordable. This target includes:

All types and tenures of housing within the plan's definition of affordable housing, including:

- 100% of affordable schemes by housing associations
- intermediate housing
- non-self contained accommodation
- gains from conversions
- gains from bringing long-term vacant properties back into use.

Within this target the London Plan seeks to achieve 70% social housing and 30% intermediate housing across London.

- 2.9** Paragraph 3.26 of the London Plan explains in more detail the difference between social housing and intermediate housing:
- Social Housing – housing provided by a landlord where access is on the basis of housing need, and rents are no higher than target rents set by the government for housing association and local authority rents
 - Intermediate Housing – sub-market housing which is above target rents, but is substantially below open market levels and is affordable by households on incomes of less than £40,000 (as at 2003/04 to be reviewed annually to reflect changes in income to house price ratios). The pan London figure will be kept under review throughout the SPG both in terms of its quantum and distribution across boroughs. This category can include shared ownership, sub-market rent provision and key worker housing which meets this criterion. It may also include some low cost market housing where its price is equivalent to other forms of intermediate housing.
- 2.10** Boroughs are required to set borough-wide affordable housing targets ‘based on an assessment of all housing needs and a realistic assessment of supply. In setting targets boroughs should take account of regional and local assessments of need (and), the Mayor’s strategic target ...’ (Policy 3A.7).
- 2.11** Policy 3A.8 states: 'Boroughs should seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed use schemes, having regard to their affordable housing targets adopted in line with policy 3A.7, the need to encourage rather than restrain residential development and the individual circumstances of the site. Targets should be applied flexibly, taking account of individual site costs, the availability of public subsidy and other scheme requirements.'

Local Policy

- 2.12** Local context for the Affordable Housing guidance is provided by the policies and guidance contained within Bexley’s UDP (2004). These are summarised as follows:

Policy G3: This policy confirms the intention of the Council to seek, where appropriate, affordable housing as a benefit from developments.

Policy G6: This policy states that the Council will ensure that sufficient land is available to increase the Borough’s housing stock by 5,320 dwellings in the period 1997 – 2016, and that a proportion of this should meet the needs of key workers and those people whose incomes are insufficient to enable them to afford adequate housing locally on the open market or who have special housing needs.

Policy G35 (para 4.69): This states that the Council will keep under review the matters which may be expected to affect the development of their area and or its planning. One of the issues which will be monitored is: *‘the need for, and provision of, affordable housing*

by type of affordable housing, number of units, size and as a percentage of total number of units built.'

Policy H14 (para 6.29 - 31): This policy states the intention of the Council to seek to secure the provision of affordable housing on suitable residential developments of 15 or more dwellings.

- 2.13** Affordable housing is defined in **Policy H14** as: *'housing designed to meet the needs of households whose incomes are not sufficient to allow them to access decent and appropriate housing in the Borough. Affordable housing comprises social housing, intermediate housing and low-cost market housing'*.

Policy H14 also states that where the housing is for rent it should be secured by a Registered Social Landlord and/or through legal agreements and integrated with the general housing element.

The supporting paragraph 6.29 states that: *'Having regard to local circumstances, under this policy, some 35% of homes on each site should normally be affordable. This target is indicative. It will be applied flexibly. It will be assessed using the GLA's Development Control Toolkit. The amount of affordable housing sought will depend on local constraints and the development costs that apply to a particular site. The amount of affordable housing, therefore, may be higher or lower than the indicative target.'*

Consistency with Other Policies

- 2.14** There is a difference between the London Plan and Bexley's UDP policy on affordable housing that the Supplementary Planning Document (SPD) has sought to resolve. The London Plan requires boroughs to set a borough-wide affordable housing target of 50%. The UDP affordable housing target of 35% relates to individual sites only. The SPD has sought to reconcile these two targets by translating the impact of the UDP policy into a borough-wide target (achievement of 49% affordable housing in the year ending March 2005) and through a commitment to working towards the London Plan strategic target of 50%.

- 3.1** Both the Guidance on Sustainability Appraisal of Local Development Frameworks (LDFs) and the SEA Directive require information to be set out on the relevant aspects of the state of the environment and its likely evolution without the implementation of the plan, together with the environmental characteristics of the area likely to be affected.
- 3.2** The collection of baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them. Sufficient information about the current and likely future state of the area needs to be collected to allow the plan's effects to be adequately predicted.
- 3.3** A key aim of the process is to ensure that where possible each of the Sustainability Appraisal objectives (see Appendix 1) is supported with comprehensive and up to date baseline information. The collection of baseline data for the appraisal needs to be coordinated with the development of the information base for the plan itself. The task is also linked to the development of the Sustainability Appraisal Framework that includes objectives and indicators.
- 3.4** Collection of baseline data for the LDF is ongoing – work undertaken based on its findings is subject to change. Given Section 3.3 above, future collection of data will also need to incorporate the agreed Sustainability Appraisal Framework, objectives and indicators as these are developed for the LDF.
- 3.5** Further to this, the relationship between the Affordable Housing guidance and other local guidance will be taken into account in developing future baseline data and indicators. This includes:
- **Design for Living, Bexley's Residential Design Guide SPD** (recently adopted and similarly subject to SA);
 - **Bexley's Guide to Sustainable Design and Construction SPD** (Currently under development and will be similarly subject to Sustainability Appraisal);
 - **Bexley UDP (2004) Design and Development Control Guideline 2: Extensions to Houses;**
 - **Bexley UDP (2004) Design and Development Control Guideline 3: Residential Conversions;** and
 - **Bexley UDP (2004) Design and Development Control Guideline 4: Considerate Design for the Less Agile**

Baseline Information

- 3.6 Relevant baseline information for this guidance can be divided into: general housing trends; the need for affordable housing; and, its provision.

Housing Trends

- 3.7 A number of indicators on the general housing market illustrate the key underlying factors influencing the affordability and provision of housing in the Borough:

Table 3.1 House Type and Sizes (Census 2001)

| Dwelling Type | Number of properties in the Borough | % in the Borough | % in London | % in England and Wales |
|----------------------|-------------------------------------|------------------|-------------|------------------------|
| Detached | 6,504 | 7.1 | 6.0 | 22.8 |
| Semi-detached | 40,816 | 44.5 | 19.1 | 31.6 |
| Terraced | 23,912 | 26.1 | 25.9 | 26.0 |
| Flat | 20,437 | 22.3 | 48.8 | 19.7 |

Table 3.2 Average House Prices by Type (October - December 2005 Land Registry)

| Bexley | | London | |
|----------------------|----------|----------------------|----------|
| Average: | £199,679 | Average: | £289,247 |
| Detached | £344,031 | Detached | £564,566 |
| Semi-detached | £232,809 | Semi-detached | £325,732 |
| Terraced | £188,654 | Terraced | £299,584 |
| Flat | £135,803 | Flat | £246,964 |

Table 3.3 Ratio of House Prices to Earnings (Bexley Council)

| | Bexley | London | UK |
|---|--------|--------|-----|
| Ratio of lower quartile house prices to lower quartile of earnings | 10.1 | 11.4 | 9.4 |

Housing Need

3.8 Following the publication of the UDP, a survey of housing need (Housing Needs Study) of the Borough has been undertaken. Whilst this survey explores the issues in detail, the outline figures indicate that:

- The numbers on the common housing register have increased by 26% between 2000 and 2005;
- The total number of Registered Social Landlord (RSL) lettings has fallen from 1039 in 2000 to 974 in 2005;
- The number of homeless households in temporary accommodation in priority need, in the same period rose by 90%.

Table 3.4 Housing Need

| Year | Total on Housing Register | Number in Priority Need, in Temporary Accommodation | % of Total Register in Need |
|------|---------------------------|---|-----------------------------|
| 2000 | 3592 | 198 | 5.5% |
| 2001 | 3596 | 180 | 5% |
| 2002 | 3487 | 129 | 5.4% |
| 2003 | 4265 | 300 | 7% |
| 2004 | 4044 | 321 | 8% |
| 2005 | 4528 | 327 | 7% |

3.9 In terms of specific need, the Housing Needs Study concludes that of the 739 estimated additional dwellings required per annum to clear the housing needs backlog within 10 years, 366 of these will need to be affordable. Of this 366, the assumed breakdown by type is given in Table 3.5 below:

Table 3.5 Housing Need by Type

| Type | Market | Social Housing | Shared Ownership | Other affordable | Total |
|------------|--------|----------------|------------------|------------------|-------|
| Amount | 373 | 191 | 169 | 6 | 739 |
| Percentage | 50% | 26% | 23% | 1% | 100% |

Affordable Housing Provision

Table 3.6 Affordable Housing Completions

| Year | 2002/03 | 2003/04 | 2004/05 |
|--|---------|---------|---------|
| No. of social rented dwellings completed | 116 | 12 | 47 |
| No. of Intermediate dwellings completed | 35 | 0 | 34 |
| No. of key worker units completed | 0 | 0 | 0 |
| Total no. of affordable housing dwellings completed | 151 | 12 | 81 |

Primary Indicators for Affordable Housing

- 3.10** The process of developing indicators and monitoring proposals for the LDF Core Strategy is likely to influence the measures ultimately adopted for assessing the impact of the Affordable Housing SPD. At this stage, however, a number of interim indicators for assessing the impact of the guidance can be identified, as summarised in the following table:

Table 3.7 Primary Indicators for Affordable Housing

| Indicator | Source of Data |
|---|--|
| Dwelling type / size | Housing Needs Study |
| Average house prices | Housing Needs Study / Land registry |
| Ratio of house prices to earnings | Housing Needs study / Land Registry / ASHE |
| Number on housing register / number in need | Bexley Council – Anite (OHMS) Housing Needs Study |
| Number of affordable units constructed by type | Bexley Council |

- 3.11** It is proposed that these indicators are included within future Annual Monitoring Reports, subject to any changes identified for integrated monitoring of the Local Development Framework as a whole.

4 Plan Issues and Options

- 4.1** The development process for the Scoping Report did not identify any alternative options or conflicting issues in respect of either the need to produce the guidance or the approach taken in its production that were deemed sufficient to warrant a detailed Issues and Options consultation.
- 4.2** Reflecting the baseline information and trends identified in Section 4 above, a range of specific sustainability issues have been identified in relation to the provision and management of affordable housing. Further reflecting the primary objectives of the Affordable Housing guidance, these issues are:
- The need to secure at least 35% (working towards 50%) of housing as affordable on private development schemes of 15 units and over, unless material considerations indicate otherwise;
 - Ensuring an appropriate mix of social and intermediate housing within each development as well as across the borough as a whole;
 - Ensuring the types and sizes of affordable housing provided meets the assessed local need;
 - Providing housing for those that cannot access housing on the open market;
 - Meeting the needs of specific groups e.g. the elderly and those with accessibility needs;
 - Providing certainty to developers on affordable housing requirements, without discouraging them from investing;
 - Ensuring the end cost of housing remains genuinely affordable for the occupier in the longer term; and
 - Integrating affordable housing with private development, ensuring that mixed and balanced communities result.

5 Appraisal of the Affordable Housing SPD Objectives

- 5.1** Central to the Sustainability Appraisal process is the testing of the objectives of the SPD guidance in question against a Sustainability Appraisal Framework. This Framework consists of sustainability objectives, which should, where possible, be expressed in the form of targets; the achievement of which should be measured using identified indicators. The sustainability objectives are distinct from the Local Development Framework or Supplementary Planning Document objectives, although they may in some cases overlap. In effect the process allows the plan to be tested against a set of aspirational objectives for sustainable development. The outcomes of this testing process for the Affordable Housing SPD are shown in Table 5.1.
- 5.2** Sustainability objectives can include both externally imposed social, environmental and economic objectives laid down in legislation or other plans. In the context of the UK Sustainable Development Strategy, the Regional Sustainable Development Frameworks and, at the local level Community Strategies are of particular relevance.
- 5.3** Guidance suggests that SEA objectives and indicators should be developed in consultation with the Consultation Bodies and other stakeholders, and revisited in the light of baseline information and any problems identified.

Developing the Sustainability Appraisal Framework

- 5.4** The Sustainability Appraisal Framework for Bexley's Core Strategy Development Plan Document is currently under development and will be consulted upon in accordance with the Local Development Scheme and timetable, aiming to achieve a consistent approach for future planning documents. Interim sustainability objectives are being utilised for the purposes of the Sustainability Appraisal of the Affordable Housing guidance, pending development and agreement of the sustainability appraisal framework for the Core Strategy.
- 5.5** Appendix I of this Report, the Sustainability Appraisal Framework, demonstrates the relationship between sustainability objectives from relevant national, regional and local plans and guidance, including:
- ODPM Guidance on Sustainability Appraisal;
 - London Sustainable Development Framework; and
 - Bexley's Community Strategy

In finalising the Sustainability Appraisal Framework for the Core Strategy, these relevant plans will be taken into account, along with other sources of guidance on sustainability indicators.

Testing the Affordable Housing SPD Objectives

- 5.6** As well as conformity with other policies, the primary objectives of the Affordable Housing guidance have been assessed against the draft sustainability objectives. These primary objectives are the main focal points for the potential influence of the guidance on the key sustainability issues identified in Para 4.2 of this document.
- 5.7** The effects of the guidance objectives against the sustainability objectives will be recorded as being: positive (+), negative (-), having no effect (0), and having an uncertain effect (?). Table 5.1 illustrates the matrix evaluating the impact of the Affordable Housing SPD Key Objectives against draft Sustainability Objectives, using the Government's suggested objectives.
- 5.8** The assessment in Table 5.1 indicates that the objectives of the Affordable Housing SPD are considered to have a strong positive impact on the social and economic draft sustainable appraisal objectives.
- 5.9** A mainly neutral impact is assessed on the environmental sustainability objectives. This is because the environmental objectives are more likely to be affected by the amount of housing and its design rather than by the tenure of the housing. The impact of the design of residential development on environmental sustainability objectives is covered within the Sustainability Appraisal Report of *design for living*, Bexley's residential design guide SPD. This applies to all housing tenures.
- 5.10** For some of the relationships, particularly on the issue of certainty for developers, the general implications of the objectives of the Affordable Housing SPD are considered uncertain. It is expected that developers will respond positively to the certainty with a consequent increase in affordable housing. However, the impact the guidance has on the individual sustainability objectives will depend on the specific proposals under consideration and local circumstances - hence any potentially negative consequences will need to be addressed on a case-by-case basis, including any secondary, cumulative and synergistic effects.

Table 5.1 Assessment of objectives of the Affordable Housing SPD against sustainability objectives (from draft SA Framework)

| Affordable Housing SPD objectives (detailed in Para 4.2): | 35% Affordable housing | Mix of social & intermediate housing | Correct type / size of housing | Access to housing | Specific needs | Certainty for developers | Long term affordability | Integrated affordable housing |
|---|------------------------|--------------------------------------|--------------------------------|-------------------|----------------|--------------------------|-------------------------|-------------------------------|
| Sustainability objectives (from draft SA framework, detailed in Appendix 1): | | | | | | | | |
| Reduce poverty and social exclusion | + | + | + | + | + | + | + | + |
| Improve health of the population | + | + | + | + | + | + | + | + |
| Improve education and skills of the population | 0 | + | + | + | + | + | + | + |
| Provide opportunity to live in a decent home | + | + | + | + | + | + | + | + |
| Reduce anti-social activity | 0 | + | + | + | 0 | ? | + | + |
| Encourage a sense of community identity | 0 | + | + | + | ? | ? | + | + |
| Offer opportunity for employment | + | 0 | + | + | 0 | + | 0 | 0 |
| Improve the quality of where people live | + | + | + | + | + | ? | 0 | + |
| Improve access to services and facilities | + | + | ? | ? | + | 0 | 0 | + |
| Improve accessibility for those most in need | + | + | + | + | + | 0 | + | + |
| Reduce the effects of traffic | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 |
| Improve water quality and supply | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 |
| Improve air quality | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 |
| Minimise ambient noise and vibration | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 |
| Maintain and enhance biodiversity | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Maintain & enhance landscape / townscape | 0 | + | 0 | 0 | 0 | ? | 0 | + |
| Conserve & enhance the historic environment | 0 | 0 | 0 | 0 | 0 | ? | 0 | + |

| Affordable Housing SPD objectives (detailed in Para 4.2): | 35% Affordable housing | Mix of social & intermediate housing | Correct type / size of housing | Access to housing | Specific needs | Certainty for developers | Long term affordability | Integrated affordable housing |
|--|------------------------|--------------------------------------|--------------------------------|-------------------|----------------|--------------------------|-------------------------|-------------------------------|
| Sustainability objectives (from draft SA framework, detailed in Appendix 1): | | | | | | | | |
| Reduce contribution to climate change | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 |
| Reduce vulnerability to climate change | 0 | 0 | 0 | 0 | 0 | ? | 0 | + |
| Provide sustainable sources of drainage | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 |
| Minimise the production of waste | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 |
| Conserve soil resources and quality | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 |
| Encourage sustained economic growth | + | + | + | + | 0 | + | + | + |
| Reduce disparities in economic performance | + | + | + | + | + | + | + | + |
| Encourage inward investment | + | + | + | + | 0 | + | + | + |
| Encourage sustainable transport / distribution | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

6 Consultation on the Sustainability Appraisal Report

This section is for information only, as the consultation period has finished.

6.1 In order to meet the statutory requirements of the Strategic Environmental Assessment Directive (SEA) and Sustainability Appraisal, consultation on the scope of the Sustainability Appraisal was carried out with the four SEA Consultation Bodies (as set out below in Table 6.1) as well as other appropriate local stakeholders. Responses to this consultation have informed the preparation of the Sustainability Appraisal Report, ensuring that it will be comprehensive and robust enough to enable the Affordable Housing guidance to meet the necessary sustainability objectives.

Table 6.1 List of the Four Statutory SEA Consultation Bodies

| |
|---------------------------|
| Countryside Agency |
| English Heritage |
| English Nature |
| Environment Agency |

6.2 Consultation was undertaken to ensure that the Sustainability Appraisal Report was subject to full public examination alongside the draft Affordable Housing Supplementary Planning Document. Responses to the consultation were taken into account in the preparation of the final Affordable Housing Supplementary Planning Document and the final Sustainability Appraisal Report. A statement has been prepared to accompany the adopted Supplementary Planning Document and Sustainability Appraisal Report, setting out how the comments made have been considered.

Consultation Questions

6.3 The following consultation questions were asked during the public consultation of the SPD and Sustainability Appraisal Report. Responses to these questions informed preparation of the final Affordable Housing SPD and final Sustainability Appraisal Report.

Policy Context

- Are there any other relevant plans or programmes that will affect or influence the Supplementary Planning Document on Affordable Housing?
- Are the identified policy implications for the guidance and for the Sustainability Appraisal correct in your opinion?

Baseline Information and Indicators

- Do you agree that the baseline information is relevant to support the Guidance?
- Are the indicators appropriate for the sustainability objectives?

- Should any indicators be added, removed or revised?
- Does your organisation collect any data / information that would be helpful to the monitoring of the subject? Please describe.

Issues and Options

- Do you agree that these are the key sustainability issues in relation to the guidance?
- Are there any other issues that you consider should be included?

Appraisal of the Affordable Housing SPD Objectives

- Do you agree with the methodology used to test the draft Affordable Housing SPD objectives against the Sustainability Appraisal Framework?
- Do you agree with the conclusions of the appraisal of the Affordable Housing SPD objectives?

Consulting on the Sustainability Appraisal

- Do you have any comments to make about the consultation arrangements?
- Do you have any comments to make about the proposed methodology in general?

Responses

6.4 Responses to these questions informed preparation of the final Affordable Housing SPD and final Sustainability Appraisal Report.

6.5 Responses were sent to the LDF Team:

LDFTeam@Bexley.gov.uk

Strategic Planning & Regeneration
Civic Offices,
2 Watling Street,
Bexleyheath, Kent
DA6 7AT

by Thursday, the 26th of January 2006.

Appendix 1: Sustainability Objectives

Relationship between National, Regional and Local Sustainability Objectives

| Government Suggested Headline Objectives | London Sustainable Development Framework | Bexley Community Strategy Aims |
|--|---|---|
| Social Objectives | | |
| 1. To reduce poverty and social exclusion | 6. We will celebrate the unique ethnic and cultural diversity of London’s citizens as London’s key strength. We will be a society free from inequality and discrimination, striving for greater equality of opportunity for all, actively opposing and challenging racism. We will consider unacceptable all forms of discrimination and prejudice as a result of a person’s race, gender, disability, age, sexuality, faith, HIV status or place of residence. | <p>B1. An inclusive community where disadvantage and deprivation are tackled and excluded individuals and neighbourhoods supported.</p> <p>B2. A cohesive community which recognises the needs and concerns of different groups and engages and empowers local people to participate in the life of the borough and society in general.</p> <p>B4. A diverse community in which there is mutual respect between different groups, new people are welcomed and difference is valued.</p> |
| 2. To improve health of the population overall | 14. We will be healthy and fulfilled – through living in good housing, with wide opportunities to develop as individuals and communities, through access to services, good quality food, green space and cultural, sporting and leisure activities. | <p>B8. Work to reduce health inequalities and improve local peoples health across the borough.</p> <p>B9. Support local people to take responsibility for their health and positively choose a healthy lifestyle.</p> <p>B10. Aim for efficient, prompt and modern health and social care services which local people are able to access easily.</p> <p>B11. Provide services in partnership wherever this will improve outcomes for the user, and continue to increase user involvement and empowerment.</p> |
| 3. To improve the education and skills of the population overall | 14. We will be healthy and fulfilled – through living in good housing, with wide opportunities to develop as individuals and communities, through access to services, good quality food, green space and cultural, sporting and leisure activities. | <p>B13. Support our schools in seeking excellence, surpassing national performance rates and achieving recognition for their high quality education.</p> <p>B14. Seek to expand opportunities for 14-19 year olds so every young person enters higher education or quality vocational education.</p> |

| Government Suggested Headline Objectives | London Sustainable Development Framework | Bexley Community Strategy Aims |
|--|--|---|
| | | <p>B15. Support high quality vocational education and skills and forge stronger links between learning providers and local employers.</p> <p>B16. Work to ensure that children and adults who are disadvantaged have support to access the range of learning opportunities available in the borough.</p> <p>B17. Seek to work with schools to develop their role as local resources, with greater use and involvement by the wider community.</p> <p>B18. Support young people in acquiring the skills needed to tackle the challenges they will face in life.</p> <p>B42. Work to help the 'hardest to reach' into employment and self-employment.</p> |
| <p>4. To provide everybody with the opportunity to live in a decent home</p> | <p>14. We will be healthy and fulfilled – through living in good housing, with wide opportunities to develop as individuals and communities, through access to services, good quality food, green space and cultural, sporting and leisure activities.</p> | <p>B32. Improve support and services for everyone who becomes homeless in the borough.</p> <p>B33. Work to promote a balanced mix of housing with affordable new housing, supporting sustainable new communities.</p> <p>B34. Seek to achieve improvement in the condition and standards of both private and social housing.</p> <p>B35. Assist vulnerable people, including elderly and young people needing support, in accessing good-quality housing.</p> |
| <p>5. To reduce anti-social activity</p> | <p>7. Our city will be a place where everyone feels at ease and is able to enjoy life. All who work, live and play in the city will be able to pursue their objectives in peace, free from the threat of crime, violence or intrusion.</p> | <p>B5. A responsible community in which local people uphold their rights and responsibilities as citizens.</p> <p>B26. Tackle youth offending and work to reduce youth offending levels.</p> |

Appendix 1: Sustainability Objectives

| Government Suggested Headline Objectives | London Sustainable Development Framework | Bexley Community Strategy Aims |
|---|--|--|
| | | <p>B27. Take action to reduce the level of disorder in Bexley and make our streets and town centres safer.</p> <p>B28. Work to reduce the levels of burglary and vehicle crime in the borough.</p> <p>B29. Address hate crime with targeted prevention and education programmes, improved support for victims and improved reporting of crimes.</p> <p>B30. Seek to ensure that local people feel safer and have less fear of crime.</p> <p>B31. Work to reduce drug and alcohol-related crime and disorder.</p> |
| 6. To encourage a sense of community identity and welfare | <p>4. We will build and sustain a powerful sense of ownership and responsibility for our city, with civic participation as the norm.</p> <p>8. Our communities will be dynamic, stable, adaptable, innovative, progressive – creating a city in which conflicts will be resolved as part of a transparent and participatory process.</p> | <p>B3. A local community where the individuality and strengths of local neighbourhood areas are recognised and supported.</p> <p>B6. An active community where people participate in a wide range of community and voluntary activities.</p> |
| 7. To offer everybody the opportunity for rewarding and satisfying employment | 13. All forms of work will be recognised and valued. Paid employment will be plentiful. | B36. Assist local people to access employment opportunities in Bexley, London and the Thames Gateway including acquiring appropriate skills. |
| 8. To improve the quality of where people live | 9. We will protect and improve the city’s natural ecosystems, its biodiversity, its open spaces and its built environment. We will help to protect the wider regional, national and international environments with which London has links. | <p>B19. Maximise the impact and contribution of culture and leisure to address the borough’s key needs and identified priorities</p> <p>B20. Seek to maintain and develop the culture and leisure infrastructure of the borough, buildings, initiatives and organisations to protect and enhance its quality of life</p> <p>B21. Promote the culture of Bexley to contribute to the revitalisation of its</p> |

| Government Suggested Headline Objectives | London Sustainable Development Framework | Bexley Community Strategy Aims |
|--|---|---|
| | | image and to provide a clear and dynamic identity for the borough |
| 9. To improve accessibility to essential services and facilities | 14. We will be healthy and fulfilled – through living in good housing, with wide opportunities to develop as individuals and communities, through access to services, good quality food, green space and cultural, sporting and leisure activities. | |
| 10. To improve accessibility for those most in need | 14. We will be healthy and fulfilled – through living in good housing, with wide opportunities to develop as individuals and communities, through access to services, good quality food, green space and cultural, sporting and leisure activities. | B7. Assist vulnerable children, young people and families at risk with support and protection and seek to maximise their life chances. B12. Seek to ensure that older people and those with disabilities receive the support they need to lead independent and active lives. |
| Environmental Objectives | | |
| 11. To reduce the effect of traffic on the environment | 9. We will protect and improve the city’s natural ecosystems, its biodiversity, its open spaces and its built environment. We will help to protect the wider regional, national and international environments with which London has links. 10. We will limit and deal with our pollution, and use energy and material resources prudently, efficiently and effectively, including reusing and recycling our residual waste. | B45. Support residents and businesses in moving to sustainable travel and transport. |
| 12. To improve water quality and provide sustainable sources of water supply | 9. We will protect and improve the city’s natural ecosystems, its biodiversity, its open spaces and its built environment. We will help to protect the wider regional, national and international environments with which London has links. 10. We will limit and deal with our pollution, and use energy and material resources prudently, efficiently and effectively, including | |

Appendix 1: Sustainability Objectives

| Government Suggested Headline Objectives | London Sustainable Development Framework | Bexley Community Strategy Aims |
|---|--|---|
| | reusing and recycling our residual waste. | |
| 13. To improve air quality | <p>9. We will protect and improve the city’s natural ecosystems, its biodiversity, its open spaces and its built environment. We will help to protect the wider regional, national and international environments with which London has links.</p> <p>10. We will limit and deal with our pollution, and use energy and material resources prudently, efficiently and effectively, including reusing and recycling our residual waste.</p> | |
| 14. Minimise adverse effects of noise and vibration on population (and natural resources) | | |
| 15. To maintain and enhance biodiversity, flora and fauna | <p>9. We will protect and improve the city’s natural ecosystems, its biodiversity, its open spaces and its built environment. We will help to protect the wider regional, national and international environments with which London has links.</p> <p>10. We will limit and deal with our pollution, and use energy and material resources prudently, efficiently and effectively, including reusing and recycling our residual waste.</p> | B25. Seek to protect our natural and built environment and local biodiversity and ensure sustainable development. |
| 16. To maintain and enhance the quality of landscapes and townscapes | <p>9. We will protect and improve the city’s natural ecosystems, its biodiversity, its open spaces and its built environment. We will help to protect the wider regional, national and international environments with which London has links.</p> <p>10. We will limit and deal with our pollution, and use energy and material resources prudently, efficiently and effectively, including reusing and recycling our residual waste.</p> | <p>B22. Seek to ensure that our green spaces and heritage are of the highest quality, safe, well maintained and supported by the local community.</p> <p>B24. Work towards a clean and attractive environment with reduced pollution.</p> |

| Government Suggested Headline Objectives | London Sustainable Development Framework | Bexley Community Strategy Aims |
|--|--|--|
| 17. To conserve and where appropriate enhance the historic environment | 9. We will protect and improve the city’s natural ecosystems, its biodiversity, its open spaces and its built environment. We will help to protect the wider regional, national and international environments with which London has links. | B22. Seek to ensure that our green spaces and heritage are of the highest quality, safe, well maintained and supported by the local community. |
| 18. To reduce contributions to climate change | <p>9. We will protect and improve the city’s natural ecosystems, its biodiversity, its open spaces and its built environment. We will help to protect the wider regional, national and international environments with which London has links.</p> <p>10. We will limit and deal with our pollution, and use energy and material resources prudently, efficiently and effectively, including reusing and recycling our residual waste.</p> | B23. Work with communities and businesses so that they are more environmentally aware and responsible, reducing waste and improving energy efficiency. |
| 19. To reduce vulnerability to climate change | <p>9. We will protect and improve the city’s natural ecosystems, its biodiversity, its open spaces and its built environment. We will help to protect the wider regional, national and international environments with which London has links.</p> <p>10. We will limit and deal with our pollution, and use energy and material resources prudently, efficiently and effectively, including reusing and recycling our residual waste.</p> | |
| 20. To provide sustainable sources of water supply | <p>9. We will protect and improve the city’s natural ecosystems, its biodiversity, its open spaces and its built environment. We will help to protect the wider regional, national and international environments with which London has links.</p> <p>10. We will limit and deal with our pollution, and use energy and material resources prudently, efficiently and effectively, including</p> | |

Appendix 1: Sustainability Objectives

| Government Suggested Headline Objectives | London Sustainable Development Framework | Bexley Community Strategy Aims |
|---|--|--|
| | reusing and recycling our residual waste. | |
| 21. To minimise the production of waste | <p>9. We will protect and improve the city’s natural ecosystems, its biodiversity, its open spaces and its built environment. We will help to protect the wider regional, national and international environments with which London has links.</p> <p>10. We will limit and deal with our pollution, and use energy and material resources prudently, efficiently and effectively, including reusing and recycling our residual waste.</p> | B23. Work with communities and businesses so that they are more environmentally aware and responsible, reducing waste and improving energy efficiency. |
| 22. To conserve soil resources and quality | <p>9. We will protect and improve the city’s natural ecosystems, its biodiversity, its open spaces and its built environment. We will help to protect the wider regional, national and international environments with which London has links.</p> <p>10. We will limit and deal with our pollution, and use energy and material resources prudently, efficiently and effectively, including reusing and recycling our residual waste.</p> | |
| Economic Objectives | | |
| 23. To encourage sustained economic growth | 11. We will make consistent economic progress – not necessarily always growth – to enable wider economic, social and environmental objectives to be pursued both in London and beyond. Business transactions in London will be conducted to high ethical standards. | <p>B37 Work to secure vibrant and viable town centres, with sustainable economies built on their individual strengths.</p> <p>B39. Encourage innovation and enterprise to develop competitive businesses and sustainable employment opportunities.</p> |
| 24. To reduce disparities in economic performance | 12. All the different parts of our economy will consistently invest in new technologies, new solutions, new plans and new ideas that | B40. Promote planned and appropriate development of the borough and seek to ensure new housing and businesses are |

| Government Suggested Headline Objectives | London Sustainable Development Framework | Bexley Community Strategy Aims |
|---|---|---|
| | contribute to achieving social, economic and environmental objectives simultaneously. | supported with adequate facilities and infrastructure. |
| 25. To encourage and accommodate both indigenous and inward investment | 11. We will make consistent economic progress – not necessarily always growth – to enable wider economic, social and environmental objectives to be pursued both in London and beyond. Business transactions in London will be conducted to high ethical standards. | <p>B38. Retain and encourage new investment by growth businesses, with a business-friendly approach, development, development of key sites and an improved transport network.</p> <p>B41. Continue to work in partnership engaging our communities and businesses, promoting the borough's interests and ensuring regional development brings local opportunities.</p> |
| 26. To encourage efficient patterns of movement in support of economic growth | 12. All the different parts of our economy will consistently invest in new technologies, new solutions, new plans and new ideas that contribute to achieving social, economic and environmental objectives simultaneously. | <p>B43. Work towards an improved transport system including a road network which meets the needs of users to move efficiently and safely around the borough.</p> <p>B44. Seek to achieve a more comprehensive and integrated public transport system which better meets local people's needs.</p> <p>B46. Undertake effective transport planning and campaigning to improve the local transport infrastructure, maximise the benefits of regional transport developments and support regeneration and economic development in Bexley.</p> |

Abbreviations and Glossary

| | |
|---|---|
| Affordable Housing | Housing designed to meet the needs of households whose incomes are not sufficient to allow them to access decent and appropriate housing in the Borough. |
| Baseline Information | This is information gathered to describe current conditions, and which future changes will be measured against. |
| Circular | A government guidance publication setting out procedural matters and guidance. |
| Core Strategy | A Development Plan Document that sets out the long-term spatial vision for the local planning authority's area, with objectives and policies to deliver that vision. |
| Development Plan | An authority's Development Plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within its Local Development Framework (or the UDP until these are produced). |
| Development Plan Document (DPD) | Spatial planning documents that form part of the Local Development Framework. They are subject to independent examination and, together with the relevant Regional Spatial Strategy, forms the Development Plan for the local authority area. |
| Environmental Impact Assessment (EIA) | A generic term used to describe environmental assessment as applied to projects. Used in this document to refer to the type of assessment required under the European Directive 337/85/EEC. |
| Local Development Document (LDD) | Any document making up part of the Local Development Framework (LDF). |
| Local Development Framework (LDF) | Introduced by the Planning and Compulsory Purchase Act (2004) as the replacement for Local Plans / Unitary Development Plans. It is the term to describe the whole portfolio of planning policy documents (Local Development Documents) setting out the planning strategy and policies for the Borough. |
| Local Development Scheme (LDS) | A project plan that outlines every Local Development Document that the Council intends to produce along with the timetable for their preparation. |
| Planning Obligations (Section 106 Agreements) | Section 106 of the Town and Country Planning Act 1990 allows a Local Planning Authority (LPA) to enter into a legally-binding agreement or planning obligation, with a land developer over a related issue. The obligation is sometimes termed as a 'Section 106 Agreement.' S106 Agreements can act as a main instrument for placing restrictions on the developers, often requiring them to minimise the impact on the local community and to carry out tasks, which will provide community benefits. |

| | |
|--|---|
| Planning Policy Guidance (PPG) | Issued by central government setting out its national land use policies for England on different areas of planning. These are gradually being replaced by Planning Policy Statements. |
| Planning Policy Statement (PPS) | Issued by central government to replace the existing Planning Policy Guidance notes in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy. |
| Registered Social Landlord (RSL) | Housing Associations registered with the Housing Corporation. RSLs facilitate the provision of affordable housing. |
| Statement of Community Involvement (SCI) | A document outlining how the authority will consult and engage with the community on developing the Borough's plans. |
| Sustainability Appraisal (SA) | A tool for appraising the likely impact of policies, plans, programmes and sustainability objectives from an environmental, economic and social perspective. It fully incorporates the requirements of the SEA Directive. |
| Strategic Environmental Assessment (SEA) Directive | Internationally used term to describe environmental assessment as applies to policies, plans and programmes. The European SEA Directive (2001/42/ec) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use.' |
| Supplementary Planning Document (SPD) | Provides additional guidance and explanation of policies and proposals within the Development Plan. It does not form part of the Development Plan and is not subject to independent examination. |
| Supplementary Planning Guidance (SPG) | Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further details of policies and proposals in a development plan. |
| Sustainable Development | The most common definition is from the Bruntland Commission (1987) – <i>“Development which meets the needs of the present generation without compromising the ability of future generations to meet their own needs”</i> . |
| Unitary Development Plan (UDP) | The Council's current land use planning document, which is the development plan for the Borough alongside the London Plan. Bexley's UDP was adopted on 28 th April 2004, and will ultimately be replaced by the Local Development Framework. |

ਜੇਕਰ ਤੁਸੀਂ ਕੌਂਸਲ ਦੁਆਰਾ ਪ੍ਰਦਾਨ ਕੀਤੀਆਂ ਜਾਣ ਵਾਲੀਆਂ ਸੇਵਾਵਾਂ ਬਾਰੇ ਵਧੇਰੇ ਜਾਣਕਾਰੀ ਲੈਣਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਸਾਡੀ ਅਨੁਵਾਦ ਦੀ ਸੇਵਾ ਨੂੰ **01322 356462** ਤੇ ਟੈਲੀਫੋਨ ਕਰੋ। ਤੁਹਾਡੇ ਫੋਨ ਦਾ ਜਵਾਬ ਆਨਸਰਿੰਗ ਮਸ਼ੀਨ ਰਾਹੀਂ ਦਿੱਤਾ ਜਾਵੇਗਾ। ਕਿਰਪਾ ਕਰਕੇ ਆਪਣਾ ਨਾਮ, ਟੈਲੀਫੋਨ ਨੰਬਰ, ਜਿਨ੍ਹਾਂ ਸੇਵਾਵਾਂ ਵਿਚ ਤੁਹਾਡੀ ਰੁਚੀ ਹੈ ਅਤੇ ਉਹ ਭਾਸ਼ਾ ਜਿਹੜੀ ਤੁਸੀਂ ਚਾਹੁੰਦੇ ਹੋ ਦੁਬਾਰਾ ਪੁੱਛ ਕਰੋ, ਉਹ ਛੱਡ ਦਿਓ। ਜਿਨ੍ਹਾਂ ਛੇਤੀ ਸੰਭਵ ਹੋਇਆ ਕੋਈ ਵਿਅਕਤੀ ਇੰਟਰਪ੍ਰਿਟਿੰਗ ਸਰਵਿਸ ਤੋਂ ਤੁਹਾਡੇ ਨਾਲ ਸੰਪਰਕ ਕਰੇਗਾ/ਕਰੇਗੀ।

ਫਾਉਂਡੇਸ਼ਨ ਪ੍ਰਦਾਨ ਕਰੇ છે તે સેવાઓ વિષે જો તમારે વધારੇ માહિતી જોઈતી હોય તો, મહેરબਾની કરી અમારી દુભાષિયાની સੇવાનો **01322 356462** પર સંપર્ક કરો. તમારા ફોનનો જવાબ આ-સਰીંગ મશીન દ્વારા આપવામાં આવશે, મહેરબਾની કરી તમારું નામ, ટેલિફોન નંબર, તમારી પસંદગીની સેવા અને કઈ ભાષામાં દુભાષિયાનો ઉપયોગ કરવા માંગો છો તે બતાવો. ઇન્ટરપ્રિટેશન સર્વિસ (દુભાષિયાની સેવા) તરફથી તમારો બને તેટલી જલ્દી કોઈ સંપર્ક કરશે.

ਕਾਊਂਸਿਲ ਯੇ ਸਕਲ ਸਾਰ੍ਵਿਸ ਦਿਯੇ ਥਾਕੇ, ਸੇ ਸਮ੍ਪਰਕੇ ਆਪਨਿ ਆਰੋ ਯਾਨਤੇ ਚਾਇਲੇ, ਦਯਾ ਕਰੇ **01322 356462** ਨਮੂਰੇ ਆਮਾਦੇਰ ਇੰਟਰਪ੍ਰਿਟਿੰਗ ਸਾਰ੍ਵਿਸ-ਏ ਸ਼ੋਯਨ ਕਰਨਾ। ਆਪਨਾਰ ਪੁੱਛੇਰ ਉੱਤਰ ਏਕਾਠਿ ਆਨਸਾਰਿੰਗ ਮੇਸ਼ਿਨ ਥੋਕੇ ਪਾਵੇਨ, ਦਯਾ ਕਰੇ ਆਪਨਾਰ ਨਾਮ, ਟੈਲਿਫੋਨ ਨੰਬਰ, ਆਪਨਿ ਯੇ ਸਾਰ੍ਵਿਸ ਸਮ੍ਪਰਕੇ ਯਾਨਤੇ ਆਪੁਥੀ ਏਬੰ ਯੇ ਇੰਟਰਪ੍ਰਿਟਿੰਗ ਵਾ ਦੋਭਾਸ਼ੀਰ ਭਾਸ਼ਾ ਆਪਨਿ ਵਯਵਹਾਰ ਕਰਤੇ ਚਾਨ ਸੇ ਸਮ੍ਪਰਕੇ ਖਬਰਾਖਬਰ ਦਿਨ। ਇੰਟਰਪ੍ਰਿਟਿੰਗ ਸਾਰ੍ਵਿਸ ਥੋਕੇ ਆਪਨਾਰ ਸਾਥੇ ਆਮਾਦੇਰ ਏਕਯਨ ਅਠਿ ਸਤ੍ਰ ਯੋਗਾਯੋਗ ਕਰਵੇਨ।

यदि आप कौंसिल द्वारा प्रदान की जाने वाली सेवाओं के बारे में अतिरिक्त जानकारी लेना पसंद करेंगे तो कृपया हमारी अनुवाद की सेवा को **01322 356462** पर टेलीफोन करें। आपके फोन का उत्तर आन्सरिंग मशीन द्वारा दिया जायेगा। कृपया अपना नाम, टेलीफोन नम्बर, जिन सेवाओं में आप रूचि रखते हैं और वह भाषा जो आप चाहते हैं दुभाषिया प्रयोग करें, वे छोड़ दें। जितनी जल्दी संभव हुआ कोई व्यक्ति आपको इन्टरप्रेटेशन सर्विस से सम्पर्क करेगा/करेगी।

اگر آپ بیکنے کو نسل کی خدمات کے بارے میں مزید معلومات حاصل کرنا پسند کرتے ہیں۔ تو براے مہربانی ہمارے ترجمان کی خدمات کے بارے میں **01322 356462** کو فون کیجیے، جس کا جواب مشین سے ہی دیا جائے گا۔ براے مہربانی اپنا نام پتہ و ٹیلی فون نمبر ضرور دیجیے گا، ساتھ میں کن خدمات میں آپ دلچسپی رکھتے ہیں، کس زبان میں جواب پسند کریں گے، باقی آنسرنگ مشین پر چھوڑوں۔ اگر ضرورت ہوئی تو کو نسل کا کوئی افسر آپ سے رابطہ قائم کرے گا۔

如果你希望知道更多有關區政府屬下提供的服務，請聯絡我們的翻譯服務部電話是 **01322 356462**。你將會由電話錄音機接聽，請在電話錄音機內留下你的姓名，電話號碼，你所感興趣的服務和你希望用那種語言來翻譯。翻譯服務部將會派人盡快與你聯絡。

Nếu bạn cần biết thêm về các dịch vụ do Hội Đồng cung cấp, xin điện thoại tới Dịch Vụ Thông Dịch số **01322 356462**. Khi gọi đến bạn sẽ nghe thấy tiếng máy tự động trả lời. Bạn hãy để lại tên, số điện thoại của bạn và nói rõ là bạn muốn biết thêm về những dịch vụ gì và muốn thông dịch dùng ngôn ngữ nào. Nhân viên của Dịch Vụ Thông Dịch sẽ liên hệ với bạn vào cơ hội sớm nhất.

Eğer Belediye'nin sağladığı servislerle ilgili daha fazla bilgi edinmek isterseniz, lütfen Tercüme Servisi'ni **01322 356462** numaralı telefondan arayın. Aradığınızda karşınıza tele-sekreter çıkacaktır. Lütfen adınızı, telefon numaranızı, bilgi edinmek istediğiniz servisleri ve ana dilinizi söyleyiniz. Tercümanlık Servisi'nden bir kişi sizle en kısa zamanda temasa geçecektir.

Zadzoň pod numer tel. **01322 356462** po informację dotyczącą serwisu tłumaczy dostarczaną przez Council Twój telefon będzie odebrany przez automatyczną sekretarkę. Prosimy zostawić nazwisko, numer telefonu, języki i usługi z których chcesz korzystać. Urzędnik z serwisu tłumaczy skontaktuje się z Tobą jak tylko to będzie możliwe.

Si desea más información acerca de los servicios que el ayuntamiento ofrece, por favor llame a nuestro Servicio de Interpretación en el **01322 356462**. Su llamada será atendida por un contestador automático; por favor deje su nombre, número de teléfono, el servicio en el cual está interesado y el idioma que desea que el intérprete utilice. Alguien del servicio de interpretación se pondrá en contacto con usted tan pronto como sea posible.

