

# **The Royal Borough of Kingston upon Thames**

## **Affordable Housing Supplementary Planning Document, adopted February 2006**

### ***Strategic Environmental Assessment Adoption Statement***

1. This statement is prepared in accordance with Article 9 of the Strategic Environmental Assessment Directive<sup>1</sup>. It:
  - i. Summarises how environmental considerations have been integrated into the SPD;
  - ii. Summarises how the opinions of consultees on the Strategic Environmental Assessment have been taken into account;
  - iii. The reasons for choosing the SPD as adopted, in light of other reasonable alternatives, and;
  - iv. The measures decided concerning monitoring.

#### **Integration of environmental issues into the SPD**

2. Environmental issues do not feature heavily in this SPD. To do so would go beyond the scope of the document, which elaborates on a single specific policy in the Unitary Development Plan (Policy H9: Low Cost and Affordable Housing). The SPD is primarily concerned with delivering the maximum amount of affordable housing, with a mix of sizes, types and tenures that best reflect local needs. It does however, refer to design issues with the aim of ensuring high quality design, with good use of materials, adequate amenity space, and energy efficient buildings.

#### **Taking into account the opinions of consultees**

3. Only two comments were received on the Sustainability Appraisal Report (incorporating SEA requirements) that was published in conjunction with the draft SPD. The first relates to the issue of the availability or otherwise of public subsidy to deliver the required proportions of affordable housing. The revised SPD makes the link between grant availability and the ability to deliver the maximum reasonable proportion of affordable housing. The second point relates to the issue of 'other planning benefits'. The suggestion is that by stating affordable housing is a priority, other planning benefits may be lost, and that the sustainability appraisal should take account of this. In the revised SPD this section has been amended to make clear that should not all the planning obligations be capable of being funded from the development, the Council will have to take a decision to determine their relative merits.

#### **The reasons for choosing the SPD as adopted over other alternatives**

4. The SPD was adopted in preference to the other alternatives of 'do nothing' or 'prepare a guidance note' because an SPD will have greater 'weight' in the determination of planning applications. The revised SPD differs from the draft in the key respect that for schemes of between 10 and 24

---

<sup>1</sup> Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment.

dwellings, there is no longer a 'sliding scale' whereby the smaller the scheme the lower the proportion of dwellings to be provided. This is replaced with an approach to deliver the maximum proportion of affordable homes on each site, hence making a greater contribution to sustainable development.

### **Monitoring**

5. The Council will undertake monitoring to establish the success of the SPD, which will be reported in the Council's Annual Monitoring Report. The Sustainability Report set out a number of possible indicators, including the number of affordable housing completions per annum.