



APPENDIX B

Cambridge Affordable Housing Supplementary Planning Document (SPD)

Sustainability Appraisal of the SPD

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1 Non-Technical Summary

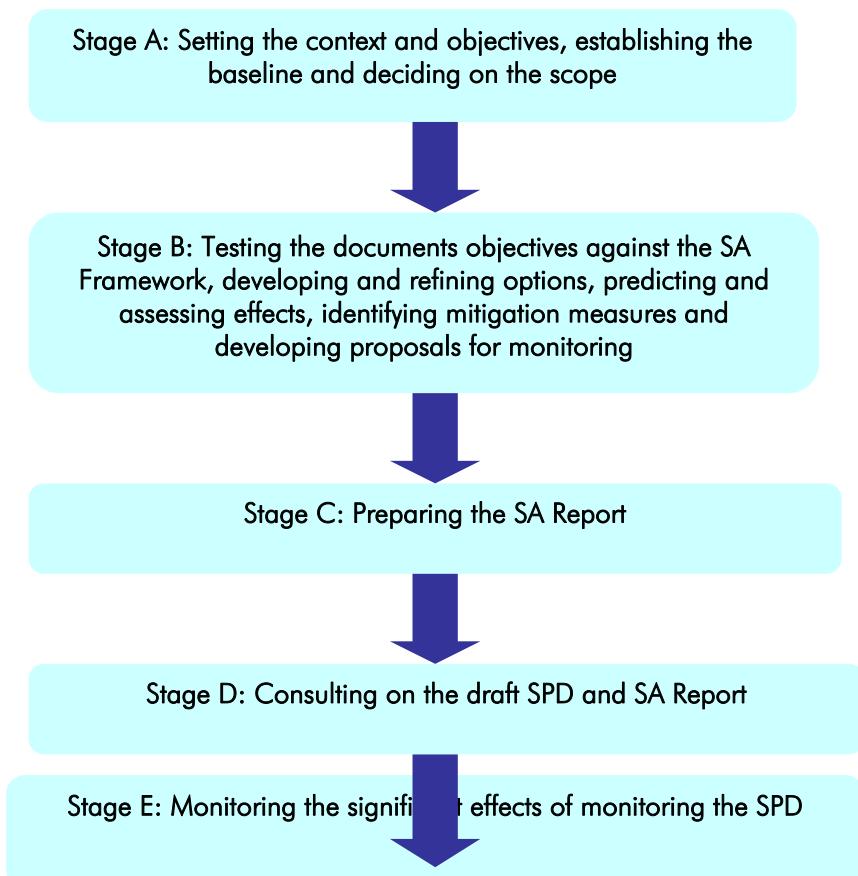
1.1 Introduction

- 1.1.1 The Cambridge Affordable Housing Supplementary Planning Document (SPD) gives advice on what is involved in planning for affordable housing provision in Cambridge. It supplements, expands and adds detail to Local Plan policies 3/7, and 5/5.
- 1.1.2 In accordance with the requirements of the Planning and Compulsory Purchase Act, 2004, the SPD has been subject to a Sustainability Appraisal (SA). This is to ascertain the documents impacts on economic, social and environmental objectives, the three elements of sustainable development. In accordance with European law the SA process also incorporates the requirements of the 'SEA Directive'.

1.2 The Sustainability Appraisal Process

- 1.2.1 The SA of the Affordable Housing SPD was undertaken by officers from Cambridge City Council, and incorporates 5 key stages as outlined in Figure A below.

Figure A: Five-stage Approach to Sustainability Appraisal



- 1.2.2 Stage A of the process involved the establishment of a framework for undertaking the SA, essentially a set of sustainability (SA) objectives against which the draft SPD could be assessed together with an evidence base to help inform the appraisal. The starting point for stage A was the main LDF Scoping Report, produced by Cambridge City Council. This was refined in accordance with the specific scope of the Affordable Housing SPD and a Scoping Report Addendum was produced in January 2007. This was subject to a five-week period of consultation and is available to view on the City Council's website (www.cambridge.gov.uk).
- 1.2.3 Stage B focussed first on appraising the objectives of the SPD and the Local Plan policies for which it provides guidance and then the options for delivering affordable housing provision in Cambridge, using the framework established under Stage A of the SA process. The next steps of stage B focussed on predicting and evaluating the effects of the draft SPD against the sustainability objectives identified under Stage A, followed by the consideration of mitigation measures to combat any adverse effects and maximise beneficial effects. Measures to monitor the significant effects of implementing the Affordable Housing SPD were also considered under this stage. Stage C of the SA process involved the drafting of a draft SA Report.

1.3 Summary of the SA Findings

- 1.3.1 The overall findings of Stage B of the SA process were that the existence of the Affordable Housing SPD would have positive benefits on the SA objectives. Significant long-term positive benefits were noted for SA objectives 4 (provide services and facilities locally and near to users), 5 (ensure everyone has access to decent and affordable housing), 6 (to improve health and reduce inequalities), 7 (to redress inequalities), 8 (to keep the distinctive character and qualities of the built environment) and 12 (to reduce crime and anti-social behaviour).
- 1.3.2 The appraisal of the SPD also considered the option of not producing an SPD to guide the implementation of affordable housing policy. The appraisal of this option found that it would have a negative impact on many of the SA objectives. Although the Local Plan policies would remain in force without an SPD, the lack of guidance would lead to an increase in negotiation time on planning applications, delaying the provision of much needed housing in Cambridge. This would have the additional impact of putting an additional strain on the City's housing market, which could have the effect of pushing up house prices. Thus it was concluded that the only way forward was to pursue the provision of an SPD.
- 1.3.3 The SA process also identified a number of uncertainties and risks surrounding the SPD, chiefly surrounding the delay in completion of the Cambridge Sub-Regional Housing Market Assessment. It was hoped that

the outputs of this study would be available to inform the preparation of the draft SPD, and without them it has not been possible for the SPD to provide guidance on housing tenure mix. This could lead to differences in interpretation of affordable housing policy when the study does become available.

- 1.3.4 A further concern is whether there will be sufficient resources in place to monitor the significant effects of the plan. The implementation of the SPD and its associated Local Plan policies will be monitored in conjunction with the annual review of local housing need and as part of the Annual Monitoring Report. Monitoring the implementation of the SPD falls under Stage E of the SA process.

1.4 Consultation

- 1.4.1 Stage D of the SA process involved consultation on both the draft Affordable Housing SPD and the draft SA Report. Consultation was carried out on during the six-week period from the 3rd September to the 15th October 2007.
- 1.4.2 As a result of the consultation a number of minor changes were made to the SPD, as shown in the table below. However, as these changes do not relate to the objectives of the SPD, and therefore do not materially alter the purpose of the SPD, it is felt that they do not warrant the need to amend the Sustainability Appraisal. It was also decided that the objective of the SPD to require employment development to mitigate its impact on the demand for affordable housing was unsound. This decision was in part made in response to the Inspectors' Report on the Cambridge East Area Action Plan, which found this approach to be unsound and recommended its removal from the plan. Therefore reference to this objective has been removed from this Sustainability Appraisal.

Table 1: Alterations to the Affordable Housing SPD Following Consultation

SPD Section	Rep Nos & Appendix A Page No	Change
Paragraph 2, bullet point 3		Remove the objective requiring employment development to mitigate its impact on affordable housing.
Paragraph 8	3259, 3101 Page 6 3116	8. The Secretary of State is expected to publish the final Regional Spatial Strategy (RSS) in mid 2007/early 2008. Once approved, the RSS will provide a regional planning framework for Local Development Documents, which must be in general conformity with it. The approved RSS will replace existing Regional Planning

		Guidance for East Anglia to 2016 (RPG6) and Affordable Housing - Draft SPD the Cambridgeshire & Peterborough Structure Plan 2003. However, some policies of the current Structure Plan will be have been saved as part of the finalised RSS process. The precise policies to be saved will not be known until the publication of the final RSS
Paragraph 28	3228 Page 18	28. Any off-site provision must be made within Cambridge or in an urban extension to Cambridge within South Cambridgeshire or at Northstowe on a suitable site or sites and should provide the amount of affordable housing that could have been expected from the development of all of the affected sites including that of the original site.
Paragraph 35	3281 Page 22	55. Student housing will not be counted as a form of affordable housing provision. Such accommodation will not count as affordable housing and cannot contribute to meeting the affordable housing requirement on a development site. It is not permanent housing, being provided only because an individual has chosen to study at a specific educational institution in Cambridge. No affordable housing requirement will be generated by the development of accommodation for students (where secured by appropriate legal obligations).
Paragraph 48	3160 Page 31	48. There will be a presumption that development will include full and appropriate provision for affordable housing unless it is demonstrated that it cannot be provided at a rate of 40% or more of the dwellings in a development. The onus is therefore on a developer to demonstrate that viability would be jeopardised. This will require a full economic appraisal of the costs of development and of returns from the sale of housing to show what sum could be made available for affordable housing. The methodology, underlying assumptions and software used to undertake this appraisal should be agreed with a default for schemes attracting Housing Corporation funding being the current methodology endorsed by the Housing Corporation. The appraisal should be presented on a residual land value basis taking into account all the costs of development including contributions to local infrastructure and services, the provision of affordable housing and the profit margin required by the developer. It should also include a valuation of the site in its existing use, not its purchase price or hope value. The appraisal should accompany the planning application or preferably form part of pre-application negotiations.
Paragraph 57	3163 Page 33	Footnote – 5: The following sites are included in the programme: Northstowe, Southern Fringe, North West Cambridge between Huntingdon Road and Histon Road.

2 Introduction

2.1 Purpose of the Affordable Housing Supplementary Planning Document

- 2.1.1 The Cambridge Affordable Housing Supplementary Planning Document (SPD) gives advice on what is involved in planning for affordable housing provision in Cambridge. The SPD supplements, expands and adds detail to Local Plan policies 3/7 and 5/5.
- 2.1.2 The main objectives of the Affordable Housing SPD are to:
 - Facilitate the delivery of affordable housing to meet housing needs;
 - Assist the creation and maintenance of sustainable, inclusive and mixed communities.
- 2.1.3 The SPD forms part of Cambridge City Council's Local Development Framework (LDF) and as such must be subject to a Sustainability Appraisal (SA). Prior to its adoption, the SPD and its associated SA will be made available for public consultation in order to inform the decision making process and the final SPD.

2.2 Purpose of the Sustainability Appraisal

- 2.2.1 Under the Planning and Compulsory Purchase Act 2004, each local development document – the components of the LDF – must undergo a Sustainability Appraisal. The process of Sustainability Appraisal involves the identification and evaluation of a documents impacts on economic, social and environmental objectives, the three dimensions of sustainable development. The SA process incorporates the requirements of a new European Law, the 'SEA Directive', which requires certain plans and programmes to undergo a formal Strategic Environmental Assessment (SEA). The Directive entered into force in the UK on 21 July 2004.
- 2.2.2 The SA process is intended to be an iterative process that is undertaken alongside the preparation of the SPD. Government guidance is provided in the document 'Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents' (November 2005), commonly referred to as the SA Guidance. In this, it is made clear that it is not the role of the SA to determine which of a Plan's options should be chosen as a basis for moving forward but simply to provide decision makers with information to help inform their decision.
- 2.2.3 The SA Report seeks to summarise the results of this process and to present information on the effects of the draft SPD, in order to make the process more transparent. The SA Report must show that the SEA Directive's requirements have been met, and this is achieved through sign-posting the places in the SA report where the information required by the Directive is provided.

2.3 The SA Process

2.3.1 As mentioned above, the SA is an iterative process and the SA Guidance advocates a five-stage approach to undertaking SA, as shown in Figure 1, while figure 2 shows the relationship between the production of the SPD and the SA process.

Figure 1: Five-stage Approach to Sustainability Appraisal

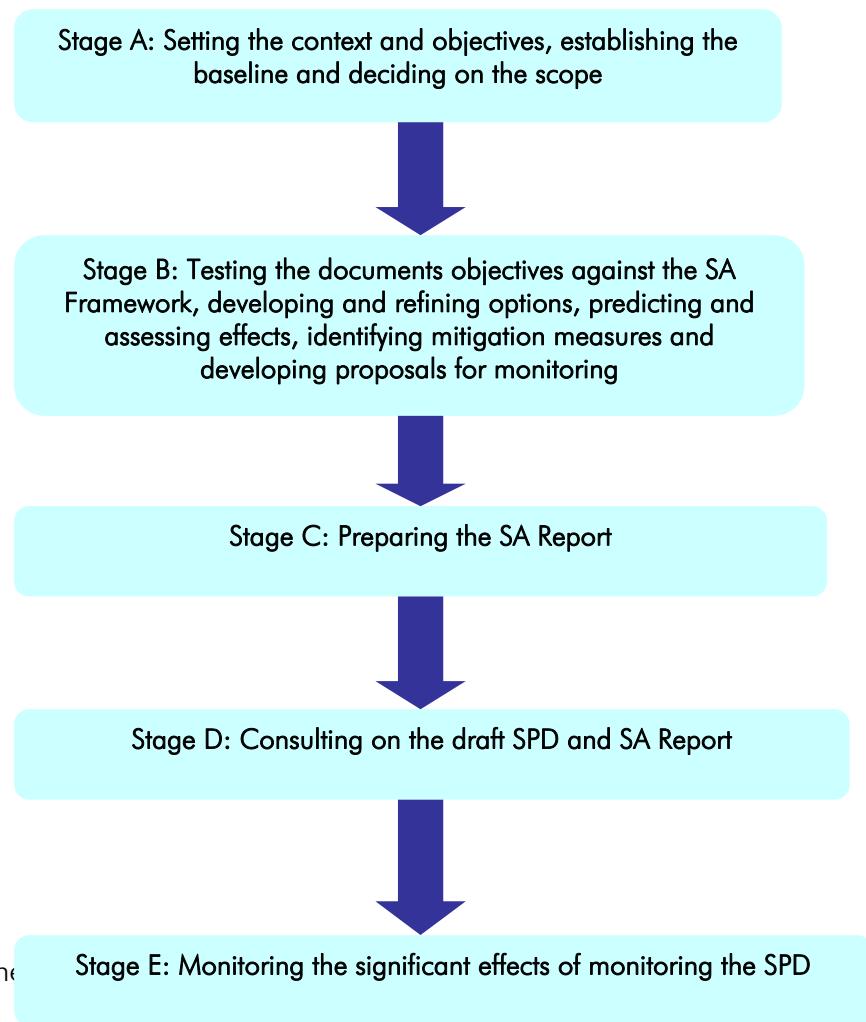
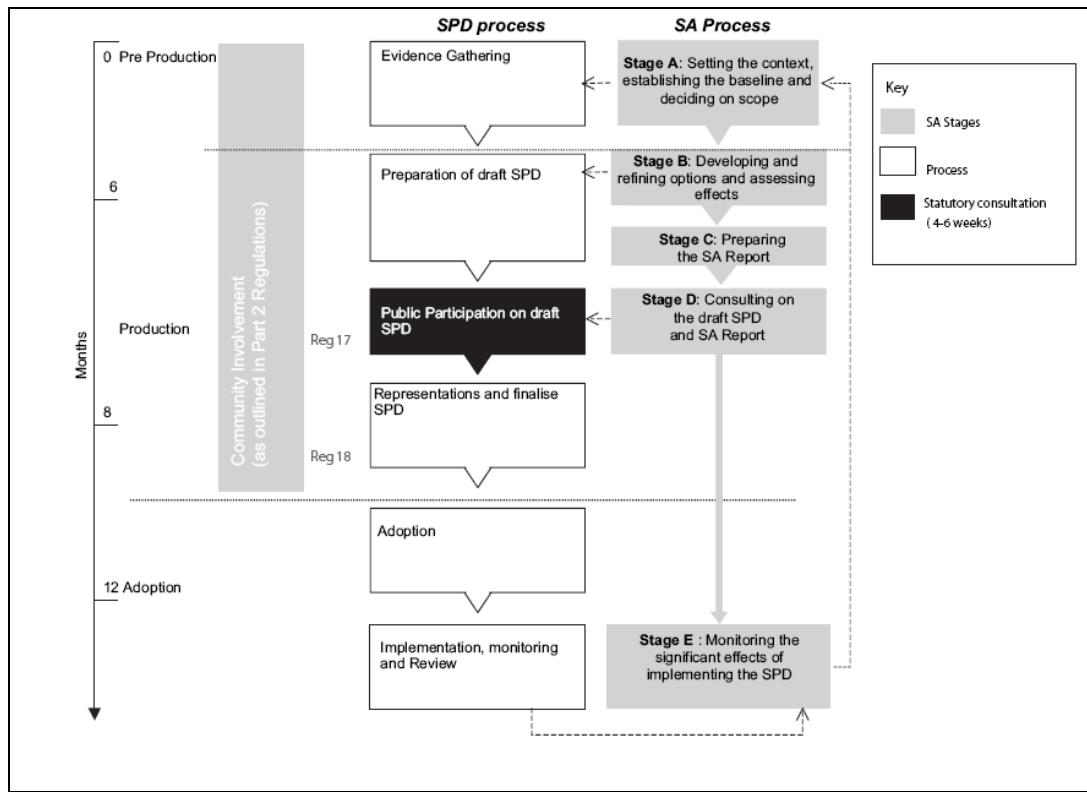


Figure 2: The relationship between the production of the SPD and the SA process



2.4 Relationship with the SEA Process

- 2.4.1 Under the requirements of the SEA Directive (2001/42/EC), all planning documents, including SPDs, must be subject to a Strategic Environmental Assessment and the results of this provided in an Environmental Report.
- 2.4.2 In the SA Guidance produced by the Government, it is envisaged that the SEA process will be undertaken as part of the SA process and as such included within the SA Report to meet the Directive's requirements.
- 2.4.3 As mentioned above, the SA Report must show how the requirements of the SEA Directive have been met, and as such Table 2 below sets out a checklist of all the information necessary to meet the Directives requirements, and where this information can be found within the report. The Scoping Report, produced under Stage A of the SA process, is provided as a supporting document to the SPD. It should be noted that this Scoping Report is an addendum to the main Cambridge LDF SA Scoping Report.

Table 2: SEA Directive requirements checklist

Environment Report Requirements (as set out in Annex I of the SEA Directive)	Section of this report
(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	Section 3 of the Scoping Report
(b) the relevant aspects of the current state of the environment	Sections 4 & 5 of the

and the likely evolution thereof without implementation of the plan or programme;	Scoping Report
(c) the environmental characteristics of areas likely to be significantly affected;	Section 4 of the Scoping Report
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (The Birds Directive) and 92/43/EEC (The Habitats Directive)	Section 5 of the Scoping Report
(e) the environmental protection objectives, established at International, Community or Member State Level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation	Sections 3 and 6 of the Scoping Report
(f) The likely significant effects ¹ on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors; (¹ footnote: these effects should include secondary, cumulative, synergistic, short, medium, and long-term permanent and temporary, positive and negative effects)	Section 5 and Appendices 1 & 2 of this SA Report
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 5 of this SA Report
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken, including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Section 3, 4 and 5 of this SA Report
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10	Section 5 of this SA Report
(j) a non-technical summary of the information provided under the above headings	Section 1 of this SA Report

3 Appraisal Methodology

3.1 Stages in the SA Process

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- 3.1.1 Stage A involves establishing the framework for undertaking the SA; essentially a set of sustainability objectives against which each document, including the Affordable Housing SPD, can be assessed. In addition, stage A also provides an evidence base to help inform the appraisal. Stage A of the SA process is dealt with in more detail in section 4 of this Report.
- 3.1.2 The first task in this process (Task A1) was the identification of other relevant plans, policies, programmes and sustainability objectives of relevance to the SPD in order to help set the context. The next stages of the process (Tasks A2 and A3) involved the gathering of baseline data, which was then used to identify particular sustainability issues and problems. The baseline data was gathered from a range of sources, including City Council and County Council sources, where this data was already being collected.
- 3.1.3 Task A4 of the SA process involves the development of the Sustainability Appraisal Framework, which provides a way in which sustainability effects can be described, analysed and compared. The development of these Sustainability Appraisal Objectives has been an iterative process, with the objectives evolving over time. The Sustainability Objectives from the 2005 Scoping Report for the Local Plan were taken as a starting point. These were based on regional objectives, with amendments made to take account of the local context. Internal round table discussions assisted in the refinement of these objectives.
- 3.1.4 The addendum Scoping Report for the Affordable Housing SPD was then consulted on in line with the Environmental Assessment of Plans and Programmes Regulations, 2004. The following bodies were consulted:
- Statutory Consultees:
- Environment Agency
 - The Countryside Agency
 - Natural England
 - English Heritage
- Non-statutory Consultees:
- Government Office for the East of England
 - Cambridgeshire County Council
 - South Cambridgeshire District Council
- 3.1.5 A summary of the responses received to the Scoping Report addendum and how these have been addressed are set out in table 3 below.

Table 3: Summary of responses received on the Scoping Report addendum

Consultee	Representation	Response
Environment Agency	Do not have any specific comments on this document	No response necessary
Natural England	Natural England would of course expect that new development is fully supported by the provision of sufficient green infrastructure in accordance with the publication 'A Green Infrastructure Strategy for the Cambridge Sub-Region'	Noted but no changes required as this does not fit in with the purpose of the SPD (policies exist elsewhere that require the provision of sufficient open space in line with the City Councils Open Space Standards for all new developments).
English Heritage	No comment made	No response necessary
Countryside Agency	No comment made	No response necessary
GO-East	No comment made	No response necessary
Cambridgeshire County Council	Do not have any specific comments on this document	No response necessary
South Cambridgeshire District Council	No comment made	No response necessary

Stage B: Developing and Refining Options and Assessing Effects

- 3.1.6 Stage B of the process forms the main body of the appraisal work. In regards to the Affordable Housing SPD this involves assessing the documents objectives against the sustainability objectives identified in Stage A of the SA process, as well as assessing the Local Plan policies to which the SPD relates.
- 3.1.7 The appraisal also involved assessing the performance of different SPD options against each SA objective, as identified under Stage A. The appraisal was a qualitative exercise based on professional judgement on the part of City Council officers, taking into account the information gathered in the Scoping Report addendum and the background information set out in the draft Affordable Housing SPD.
- 3.1.8 Due to the nature of the SPD, its precise scope and limited objectives, it was felt that there were only two possible options that could be assessed; to proceed with the SPD or a business as usual option where no SPD was produced. The assessment of these options is given in section 5.3 of this report.

Stage C: Preparing the draft Sustainability Report

- 3.1.9 After carrying out stage B of the SA process, this report was drawn up and considered by Cambridge City Council Members along with the draft SPD,

at a meeting of the Environment Scrutiny Committee on the 10th July 2007 before being made available for public consultation.

Stage D: Consulting on the draft SPD and Sustainability Report

3.1.10 Public consultation on both the draft SPD and this Report was carried out over a six-week period starting in September 2007. The consultation documents were made available to a range of stakeholders and were also advertised in the local press. As a result of the consultation, a number of minor changes have been made to the SPD (see table 1). Many of these changes do not materially alter the objectives of the SPD, although as the objective relating to requiring employment development to mitigate its impact on affordable housing has been removed the SA has been amended to reflect this.

Stage E: Monitoring the significant effects of implementing the SPD

3.1.11 The monitoring of the significant effects of implementing the Affordable Housing SPD will fall under the remit of the Annual Monitoring Report.

3.2 Timing of the SA Process

3.2.1 The SA process commenced in April 2006 at the stage of the evidence gathering process for the SPD and continued through to July 2006 when the evidence gathering process was largely completed. It continued through the drafting stage of the SPD, which took place between August 2006 and June 2007. As the SA process is an iterative one, there was some overlap between the two key SPD stages and the equivalent SPD stages.

3.3 Who carried out the SA

3.3.1 The SA of the draft Affordable Housing SPD was carried out by officers from Cambridge City Council. The lead officers were David Roberts, Planning Policy Manager and Emma Davies, Planning Officer. However, a number of other officers were involved during various parts of the SA process.

3.4 Difficulties encountered in compiling information and carrying out the assessment

3.4.1 Section 4.4 of the Scoping Report addendum highlights some of the problems encountered in collecting the baseline data for the main LDF Scoping Report, to which the addendum is linked. A fundamental problem was that for some of the indicators identified, data was not yet available, was at the wrong geographical level or had not been collected for a sufficient length of time to allow an analysis of trends. These gaps in the baseline data will be kept under review.

3.4.2 A further problem surrounds a study entitled 'The Cambridge Sub-Regional Strategic Housing Market Assessment' (SHMA), which is currently underway. It is likely that the study outputs will be of direct relevance to the Affordable Housing SPD and to the implementation of affordable housing policy in Cambridge, but as of yet no outputs from the study have been received. Given the serious issue of a lack of affordable housing in Cambridge, it has been decided to go ahead with the production of the SPD. The study outputs will form a material consideration to be taken into account in decision-making on planning applications for residential development. The findings will be incorporated into the SPD at Annex 2, which will be updated as the SHMA is updated and refined.

4 Summary of the relevant findings from Stage A of the SA Process

4.1 Task A1: Context Review

- 4.1.1 The main LDF Scoping Report reviewed a wide range of plans, policies and programmes that are of relevance to the Cambridge LDF as a whole. For the purposes of the Affordable Housing SPD SA, the Scoping Report addendum considered those documents of specific relevance to the topic of affordable housing. The list of plans and programmes considered to be of relevance to the Affordable Housing SPD is provided in Section 3.0 of the Scoping Report addendum.

4.2 Task A2: Baseline Information

- 4.2.1 Baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them. The baseline data collected for the main LDF Scoping Report quantifies local conditions on a range of parameters such as river water quality, housing completions and educational achievement rates.
- 4.2.2 For the purposes of the Affordable Housing SPD, the Scoping Report addendum focussed in on a number of baseline indicators felt to be of particular relevance to the content of the SPD, and these are set out in section 4.0 of the addendum.
- 4.2.3 The addendum also identified additional baseline information that was felt to be of particular reference to the SPD, which had not been included in the main LDF Scoping Report. This additional information is set out in Table 3 of the Scoping Report addendum and includes data from the City Council's 2002 Housing Needs Survey and Sub-Regional Housing Study's.

4.3 Task A3: Identification of Sustainability Issues and Problems

- 4.3.1 As a result of the analysis of the baseline data collected under Task A2, the Scoping Report addendum identified a number of sustainability issues that have implications for the Affordable Housing SPD, as shown in Table 4 below.

Table 4: Key Sustainability Issues in Cambridge directly relevant to the Affordable Housing SPD

SUSTAINABILITY ISSUE	IMPLICATIONS FOR AFFORDABLE HOUSING SPD	EVIDENCE BASE	POLICY CONTEXT
PROVIDE PEOPLE WITH A FULFILLING OCCUPATION AND GOOD LIVELIHOOD			
Maintain the economic prosperity of Cambridge	Need to ensure that the SPD does not materially affect economic	Unemployment rate. April 2006 1.6%.	<ul style="list-style-type: none">Planning Policy Statement 1: Creating Sustainable Communities, ODPM

SUSTAINABILITY ISSUE	IMPLICATIONS FOR AFFORDABLE HOUSING SPD	EVIDENCE BASE	POLICY CONTEXT
	prosperity	<p>Amount of floorspace developed for employment by type (in square metres) 2005/06</p> <p>B1(a) = 585 B1(b) = 7,437 B1(c) = 0 B2 = 0 B8 = 0</p>	<p>(2005)</p> <ul style="list-style-type: none"> • Sustainable Communities: People, Places and Prosperity, ODPM (2005) • Regional Economic Strategy, EEDA (2004) • Regional Spatial Strategy 14: The East of England Plan – The Secretary of State's Proposed Changes to the Draft Revision to the Regional Spatial Strategy, GO-East (Dec 2006) • Cambridgeshire and Peterborough Structure Plan 2003, Cambridgeshire County Council & Peterborough City Council (2003) • Medium Term Strategy 2005/06 to 2009/10, Cambridge City Council (2004) • A Community Strategy for Cambridge, Cambridge Local Strategic Partnership (2004) • Economic Development Strategy 2004-2007, Cambridge City Council (2004)
SHARE THE BENFITS OF PROSPERITY FAIRLY & PROVIDE SERVICES & FACILITIES FOR ALL			
Everyone to have the opportunity to live in a decent home, which they can afford, in a community where they want to live	<p>Future development to include affordable housing to meet needs that is well designed in sustainable inclusive communities</p>	<p>Percentage of all dwellings completed that are affordable. 2005/06 - 37.2%</p> <p>Number of new homes built. 2005/06 - 804</p> <p>Number of houses brought back into occupation. 2005/06 - 13</p> <p>Percentage of households that can afford to purchase the average first time buyers property in the area. 2005/06 - 12%</p> <p>Average house prices to median gross wages ratio</p>	<ul style="list-style-type: none"> • PPS1 ODPM (2005) • PPS3 Housing CLG (2006) • Proposed Changes to the Draft Revision of the East of England Plan (2006) • Cambridgeshire and Peterborough Structure Plan 2003, Cambridgeshire County Council & Peterborough City Council (2003) • Community Strategy for Cambridge LSP (2004) • Medium Term Strategy 2005/06 to 2009/10, Cambridge City Council (2004) • Housing Strategy 2004-2007 Cambridge City

SUSTAINABILITY ISSUE	IMPLICATIONS FOR AFFORDABLE HOUSING SPD	EVIDENCE BASE	POLICY CONTEXT
		(full-time employee). 2005 - 9.7/1	<p>Council 2004</p> <ul style="list-style-type: none"> • Delivering Affordable Housing CLG (2006)
Need to recognise the diversity of the population in Cambridge	Need to ensure equal access to services and facilities for all members of the community.	<p>The % of residents who feel that their local area is a place where people from different backgrounds get on well together has decreased to 59%.</p> <p>The Index of Multiple Deprivation highlights that there are a number of deprived areas to the north and east of the City (although on a national level, these are less deprived than the most deprived areas nationally).</p>	<ul style="list-style-type: none"> • A Community Strategy for Cambridge, 2004 • Diversity – A Guide to Good Practice, Cambridge City Council (2005)
Need to reduce health inequalities	Seek to achieve as much affordable housing as is achievable	<p>There has been an increase in the number of excess winter deaths in Cambridge to 52 in 2003/04, which could be linked to poor housing conditions.</p>	<ul style="list-style-type: none"> • Saving Lives: Our Healthier Nation White Paper, DoH (1999) • Healthy Futures – A Regional Health Strategy for the East of England 2005-2010, EERA (Dec 2005) • Annual Public Health Report 2004/05 Cambridge City and South Cambridgeshire Primary Care Trusts (2005)
MAINTAIN CAMBRIDGE AS AN ATTRACTIVE PLACE TO LIVE, WORK AND VISIT			
Creation of sustainable, inclusive, mixed communities	Need to ensure that the design of new developments takes due regard to safety and creation of sustainable communities.	<p>Only 45% of Cambridge residents surveyed for the Cambridgeshire Quality of Life Survey said that they felt 'fairly safe' or 'very safe' after dark whilst outside in their local area.</p>	<ul style="list-style-type: none"> • PPS3 Housing CLG (2006) • Delivering Affordable Housing CLG (2006) • Housing Strategy 2004-2007, Cambridge City Council (2004) • Balanced and Mixed Communities – A Good Practice Guide, Cambridgeshire Horizons (March 2006) • One of the key issues in the Community Strategy is to lessen crime and the fear of crime. • Medium Term Strategy 2005/06 to 2009/10, Cambridge City Council (2004) • Community Safety

SUSTAINABILITY ISSUE	IMPLICATIONS FOR AFFORDABLE HOUSING SPD	EVIDENCE BASE	POLICY CONTEXT
			Strategy, Cambridge Community Safety Partnership
MINIMISE DAMAGE AND DISRUPTION FROM TRANSPORT			
High levels of commuting into Cambridge by private car lead to increased congestion, air pollution and traffic noise	Seek to achieve as much affordable housing as is achievable to enable staff to live closer to their place of employment.	% residents aged 16-74 in employment working within 5km of home, or at home. 2001 - 73%	<ul style="list-style-type: none"> • Planning Policy Guidance Note 13: Transport, DETR (2001) • Medium Term Strategy 2005/06 to 2009/10, Cambridge City Council (2004) • Proposed Changes to the Draft Revision of the East of England Plan (2006) • Cambridgeshire and Peterborough Structure Plan 2003, Cambridgeshire County Council & Peterborough City Council (2003)

4.3.2 The problems encountered when collecting the baseline data have been discussed in section 3.4 of this report

4.4 Future Trends without the Affordable Housing SPD

4.4.1 In addition to an assessment of the baseline data collected, the Scoping Report addendum also considered future trends without the Affordable Housing SPD. The SPD is intended to assist the implementation of policies 3/7 and 5/5 of the Cambridge Local Plan 2006, which concern affordable housing. These policies would remain in force even if there were to be no SPD. However, it is likely the absence of such an SPD would result in extended periods of negotiation on each planning application for residential development on sites above the threshold as set out in policy 5/5. This would delay much-needed housing development, leaving housing needs unsatisfied and the subsequent reduction in housing supply would do nothing to mitigate the growth in house prices experienced in Cambridge. A knock-on effect of this could be to greatly increase the uncertainty of developers seeking to bring forward employment generating development in the City, as well as having an impact on the future health of City residents, on patterns of commuting to work and subsequently pollution, traffic noise and congestion.

4.5 Task A4: Developing the Sustainability Appraisal Framework

4.5.1 As mentioned in section 3 of this report, the Sustainability Appraisal Framework provides a way in which sustainability effects can be described, analysed and compared. SA is based on an objectives-led approach

whereby the potential impacts of a plan are gauged in relation to a series of objectives for sustainable development.

- 4.5.2 As part of the process in producing the main LDF Scoping Report, a series of 22 objectives were developed, based around 6 sustainability themes, namely:
- To provide people with a fulfilling occupation and good livelihood;
 - To share the benefits of prosperity fairly and promote social cohesion and inclusion through the provision of services and community facilities that are accessible to all;
 - To maintain Cambridge as an attractive place to live, work and visit;
 - To promote the sustainable use of land, buildings and green spaces;
 - To minimise environmental damage resulting from the use of resources; and
 - To minimise damage and disruption from transport
- 4.5.3 For the purposes of the Affordable Housing SPD a review of the final SA Objectives from the main LDF Scoping Report was undertaken in order to ascertain which of the objectives would be relevant to the specific focus of the SPD. An outline for reasons for choosing specific objectives can be found in section 4.3 of the Scoping Report addendum. A total of 10 SA objectives were selected to form the Sustainability Appraisal Framework with which the Affordable Housing SPD will be assessed. This framework is shown in table 5 below.
- 4.5.4 The Scoping Report addendum also considered the compatibility of the sustainability objectives in order to identify any potential tensions. These tensions are outlined in section 6.4 of the addendum, although it is noted that these tensions are either only potentialities dependent upon the implementation of specific proposals, or which concern the Local Plan itself rather than the Affordable Housing SPD.

4.6 Task A5: Consulting on the Scope of the SA

- 4.6.1 See paragraphs 3.1.4 to 3.1.5 of this report.

Table 5: The Sustainability Appraisal Framework

SEA/SA TOPIC	SUSTAINABILITY OBJECTIVES	INDICATORS	TARGET ¹
Provide people with a fulfilling occupation and good livelihood	1. To provide a satisfying job or occupation for everyone who wants one	Unemployment rate	↓
	2. To keep the economy diverse, adaptable and resilient to external changes and shocks	Amount of floorspace developed for employment by type.	↑
	3. To provide access to education and training for all	Provision of housing for key workers	↑
Share the benefits of prosperity fairly and provide services and facilities for all	4. To provide services and facilities locally and near to users	Provision of housing for key workers	↑
	5. Ensure everyone has access to decent, appropriate and affordable housing	% of all dwellings completed that are affordable	↑
		i) Number of new homes built ii) Number of houses brought back into occupation	2006/07 i) 425 ii) 12
		% of households that can afford to purchase the average first time buyers property in the area	↑
		Average house prices to median gross wages (full-time employee) ratio	↓
	6. To improve health and reduce health inequalities	Excess winter deaths	↓
	7. To redress inequalities related to age, gender, disability, race, faith, sexuality, location and income	% of resident's who feel their local area is harmonious	↑
Maintain Cambridge as an attractive place to live, work and visit	8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design	% of residents surveyed satisfied with their neighbourhood as a place to live	↑
	12. To reduce crime, anti-social behaviour and fear of crime	Number of recorded crimes per 1,000 people	↓

¹ Numerical targets are City Council targets only

SEA/SA TOPIC	SUSTAINABILITY OBJECTIVES	INDICATORS	TARGET ¹
		% of people who feel 'fairly safe' or 'very safe' after dark whilst outside in their local area	↑
		% of main rivers of good or fair quality (chemical and biological)	↑
Minimise damage and disruption from transport	22. To reduce the need to travel	% of residents aged 16-74 in employment working within 5Km of home, or at home	↑

5 Stage B: Developing and Refining Options and Assessing Effects

5.1 Task B1: Testing the SPD Objectives and Local Plan Policies Against the Sustainability Appraisal Framework

Appraisal of the SPD Objectives

5.1.1 The Affordable Housing SPD contains two objectives, namely:

- To facilitate the delivery of affordable housing to meet housing need; and
- To assist the creation and maintenance of sustainable, inclusive and mixed communities

5.1.2 It is important for these objectives to be in accordance with sustainability principles. With this in mind, the SA Guidance recommends that the SPD objectives should be tested for compatibility with the SA objectives identified in the Sustainability Appraisal Framework. The SPD objectives also need to be compatible with one another, and the SA objectives will be one of checking whether this is the case.

5.1.3 Additionally, the SA Guidance recommends that the internal compatibility of the SA objectives themselves should be assessed. This exercise was carried out as part of Stage A of the SA process and is detailed in paragraph 4.5.4 of this report.

5.1.4 To test the compatibility of the SPD objectives against the SA objectives a matrix has been used, an approach recommended by the SA guidance. The following key denotes how the assessment has been recorded:

Scoring	Likely effect on the SA Objective
++	Significant positive benefit
+	Some positive benefit
+/-	Moderate adverse impact
-	Negative
?	Uncertain or insufficient information with which to determine
0	No significant effect/no clear link

5.1.5 A summary of the results of this appraisal is given in section 5.2 below, while the full assessment is contained within Appendix 1.

Appraisal of the Local Plan Policies

5.1.4 As mentioned previously, the purpose of the Affordable Housing SPD is to supplement, expand on and add detail to policies contained in the Cambridge Local Plan 2006 that are concerned with the provision of affordable housing through the planning process. In accordance with the SA Guidance, these Local Plan policies must also be appraised against the Sustainability Appraisal Framework.

- 5.1.5 The Redeposit draft Local Plan was subject to a Sustainability Appraisal (June 2004) and the findings of this assessment have been used to inform this appraisal.
- 5.1.6 As with the appraisal of the SPD objectives, a matrix was used to test the compatibility of the Local Plan policies and the SA objectives. A summary of the results of this appraisal is given in section 5.2 below, while the full appraisal is contained within Appendix 2.

5.2 Summary of the Appraisal findings

Appraisal of the SPD Objectives

- 5.2.1 Overall the SPD objectives performed well against the SA objectives. In particular the appraisal shows that the SPD objectives will have a significant positive benefit for SA objectives 4 (provide services and facilities locally and near to users), 5 (ensure everyone has access to decent, affordable housing), 6 (to improve health & reduce health inequalities), and 7 (to redress inequalities). Objective c of the SPD, to assist in the creation and maintenance of sustainable, inclusive and mixed communities performs particularly well against objectives 8 (to keep the distinctive character and qualities of the built environment) and 12 (to reduce crime, anti-social behaviour and fear of crime).

Appraisal of the Local Plan Policies

- 5.2.2 As with the SPD objectives, overall the Local Plan policies, for which the draft Affordable Housing SPD provides guidance, perform well against the SA objectives. In particular Policy 3/7 (Creating successful places) performs particularly well against SA objectives 6 (to improve health and reduce health inequalities), 8 (to keep the distinctive character and qualities of the built environment) and 12 (to reduce crime, anti-social behaviour and fear of crime) in that its main aim is the creation of high quality, well designed communities containing high quality public spaces. Policy 5/5 (meeting housing needs) performs well against the majority of SA objectives, particularly objectives 4 (provide services and facilities locally and near to users), 5 (ensure everyone has access to decent, affordable housing) and 6 (to improve health and reduce health inequalities).

5.3 Task B2: Developing the SPD Options

- 5.3.1 The next stage in the SA process involves developing the options for the provision of Affordable Housing in order to achieve the objectives of the SPD. Again these options have been assessed against the SA Framework using a similar matrix to that used to assesses the SPD objectives.

- 5.3.2 Due to the precise nature of the Affordable Housing SPD and the fact that it provides guidance on adopted Local Plan policies, only two options are considered to be appropriate; to either proceed with the SPD or a business as usual option where an SPD would not be produced. The results of this assessment are provided in table 6 below.
- 5.3.3 The conclusion of this assessment is that the only viable option for delivering affordable housing in Cambridge is to proceed with the Affordable Housing SPD. It is felt that although the Local Plan policies would remain in force using the business as usual approach, a lack of appropriate implementation guidance would result in extended periods of negotiation on each planning application and delays to the preparation of planning applications because the Council's approach to affordable housing provision would not be available for reference. This would delay much-needed housing development and as such have a negative effect on house prices.

5.4 Task B3 & B4: Predicting and Evaluating the effects of the draft SPD

- 5.4.1 The purpose of this task is to predict the social, environmental and economic effects of the draft SPD. As there is only one viable option for the SPD this assessment will consider that the provision of affordable housing in line with the SPD will have on economic, social and environmental factors.

Table 6: Assessment of the SPD Options

	Option 1: Proceed with the draft SPD				Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the delivery of affordable housing			
SA Objective	Short term	Medium term	Long term	Comments	Short term	Medium term	Long term	Comments
1. To provide a satisfying job or occupation for everyone who wants one	+	+	+	The provision of affordable housing will ease the recruitment problems encountered by many Cambridge employers by making more homes available to first time buyers and people looking to move to Cambridge for work.	+/-	-	-	Without the SPD in place to facilitate the application of affordable housing policy moderate negative impacts would become negative impacts in the medium to long term as it would exacerbate the problem faced by many employers in the area of job recruitment and staff retention due to a lack of affordable housing.
2. To keep the economy diverse, adaptable and resilient to external changes and shocks	+	+	++	In the short to long term the facilitation of the delivery of affordable housing through the SPD will have an increasingly positive impact on Cambridge's economy. It will enable people with a diverse range of skills to be able to afford to live in Cambridge as well as increasing the attractiveness of Cambridge as a place to live and work thus addressing the recruitment difficulties currently encountered by some employers in the City.	+/-	-	-	Without the SPD in place to facilitate the application of affordable housing policy moderate negative impacts in the short term would become more damaging to the economy of Cambridge in the medium to long term. A lack of affordable housing will heighten the recruitment difficulties faced by some employers in Cambridge, which would damage the City's role as a world leader in the fields of higher education and research. A lack of affordable homes for those working in essential services in the City would also have a damaging effect on the diversity of the City's economy.

	Option 1: Proceed with the draft SPD				Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the delivery of affordable housing			
SA Objective	Short term	Medium term	Long term	Comments	Short term	Medium term	Long term	Comments
3. To provide access to education and training for all	+	+	++	In the long term the facilitation of the delivery of affordable housing will have an increasingly positive impact on access to education and training. It will provide affordable homes for those working in these services, while the provision of affordable housing in sustainable, inclusive mixed communities incorporating school provision will provide easier access to education for the children of those living in the affordable housing.	+/-	-	-	Without an SPD it is likely that negotiations on housing developments would take longer to progress, which would slow the delivery of both market and affordable housing. On large mixed-use developments this delay could also affect the provision of schools and other community facilities. A lack of affordable housing could also affect those working in the education service many of whom would be unable to afford to live close to their place of work. This would subsequently lead to recruitment problems that would have a knock on effect on the provision of school services.
4. To provide services and facilities locally and near to users	++	++	++	The facilitation of affordable housing in Cambridge will enable people to be able to live closer to the services and facilities that, at present, many have to travel into Cambridge to make use of. The provision of affordable housing in sustainable, mixed communities incorporating community facilities and local centres will also have positive long term effects.	+/-	-	-	Without an SPD it is likely that the provision of affordable housing would slow down, and as a result many who rely on services and facilities in Cambridge will need to move to areas outside of the City with lower house prices. Many of these areas lack the services and facilities on offer in Cambridge, and as a result people will have to travel into Cambridge to access these facilities, which will have the further impact of increasing travel into the City (see SA objective 22 below)
5. Ensure everyone has access to decent, appropriate and affordable housing	+	++	++	The existence of an SPD to help facilitate the provision of affordable housing will have significant positive impacts in both the short and long term. With the SPD it is likely that the negotiation of affordable housing provision from residential	-	-	-	The Local Plan policies relating to affordable housing would remain in force without the presence of an Affordable Housing SPD. However, it is likely that the lack of guidance that such an SPD would offer would result in extended periods of negotiation on each

	Option 1: Proceed with the draft SPD				Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the delivery of affordable housing			
SA Objective	Short term	Medium term	Long term	Comments	Short term	Medium term	Long term	Comments
				developments will be a much shorter process thus speeding up the provision of large numbers of affordable housing. An additional benefit is that shorter periods of negotiation will also speed up the provision of market housing, which may have the benefit of slowing down the growth of house prices in the area.				planning application for residential development. This would delay much-needed housing development, leaving housing needs unsatisfied and so by reducing housing supply would do nothing to mitigate the growth in house prices.
6. To improve health and reduce health inequalities	+	++	++	By facilitating the provision of affordable housing within inclusive, mixed communities, more people will have access to decent and appropriate affordable housing, which will have significant short and long term benefits on health and reducing health inequalities. The provision of affordable housing on large mixed use housing developments with on-site provision of open space and recreation facilities will also help increase access to healthier lifestyles.	-	-	-	A lack of decent and affordable housing has been shown by a number of studies to have negative impacts on people's health and well-being. Delays in bringing forward affordable housing likely to be experienced without guidance in the form of an SPD will exacerbate these problems.
7. To redress the inequalities related to age, gender, disability, race, faith, sexuality, location and income	+	++	++	One of the main objectives of the SPD is to facilitate the provision of affordable housing in sustainable, inclusive mixed communities and as such is particularly important in the redress of inequalities relating to income and the location of homes. As such the existence of the SPD will have significant positive benefits in the short to long term.	-	-	-	The Local Plan policies relating to affordable housing would remain in force without the presence of an Affordable Housing SPD. However, it is likely that the lack of guidance that such an SPD would offer would result in extended periods of negotiation on each planning application for residential development. This would delay much-needed mixed and inclusive housing developments with an adequate provision of affordable

	Option 1: Proceed with the draft SPD				Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the delivery of affordable housing			
SA Objective	Short term	Medium term	Long term	Comments	Short term	Medium term	Long term	Comments
								housing.
8. To keep the distinctive character and qualities of the built environment and create an attractive environment and high quality of design	+	+	++	The SPD aims to facilitate the provision of high quality affordable housing in attractive environments and the quality of design is likely to increase in the long-term with the presence of design codes and the use of sustainable building techniques.	+/-	+/-	+/-	Although high quality housing developments are still likely to come forward in the absence of an Affordable Housing SPD, delays in the negotiation process may have a moderate adverse impact on the quality of the built environment in relation to brownfield sites in need of regeneration.
12. To reduce crime, anti-social behaviour and fear of crime	+	++	++	A key objective of the Affordable Housing SPD is to facilitate the provision of affordable housing in inclusive, mixed communities. The integration of affordable housing with market housing is likely to lead to a reduction in crime levels and the fear of crime, coupled with design measures to create safe communities.	+/-	+/-	+/-	As mentioned above, the lack of guidance to aid the implementation of affordable housing policy would lead to a delay in housing sites coming forward for development. Where these are undeveloped or underused brownfield sites surrounded by, or located near to, residential areas this could heighten the fear of crime in some members of the community as these sites are more likely to be the subject of vandalism if left undeveloped for long-periods of time.
22. To reduce the need to travel	+	+	++	One of the aims of the provision of affordable housing in Cambridge is to redress the balance between homes and jobs in Cambridge, as the City suffers from high levels of inward commuting from areas with lower house prices (of the 78,697 jobs in Cambridge 29,436 of	-	-	-	As mentioned above, the lack of guidance to aid the implementation of affordable housing policy could lead to a delay in housing sites coming forward for development. People working in Cambridge but unable to meet their housing needs in the City would still need to commute into the City on a daily basis and

	Option 1: Proceed with the draft SPD				Option 2: Do not prepare SPD and leave it to the policy alone to facilitate the delivery of affordable housing			
SA Objective	Short term	Medium term	Long term	Comments	Short term	Medium term	Long term	Comments
				those are held by people who have to commute into the City- Source: 2001 Census).				Census data shows that 57.4% of the workplace population relied on their cars for their journey to work. In addition, many people living in areas of lower house prices outside of Cambridge, still rely on the services and facilities provided in the City and as such would continue to travel into the City to meet these needs.

5.4.2 In accordance with the SA Guidance, the prediction of effects considers the effects of the draft SPD against the SA objectives. It describes their effects in terms of their magnitude, their geographical scale, the time period over which they occur, whether they are permanent or temporary, positive or negative, probable or improbable and whether or not there are secondary, cumulative and/or synergistic effects. The results of this assessment are given in table 7 below.

Table 7: Predicting the effects of the Draft SPD

SA Objective	Targets (where available)	Can the effect be quantified?	Effects over time	Comments
1. To provide a satisfying job or occupation for everyone who wants one	n/a	Yes reduction in the number of people having to commute into Cambridge for work	+	<p>The provision of affordable housing should prove beneficial to those who wish to live & work in Cambridge.</p> <p><i>Likelihood:</i> medium</p> <p><i>Scale:</i> all parts of the City</p> <p><i>Temporary/Permanent:</i> Permanent</p> <p><i>Timing:</i> medium to long term</p> <p><i>Secondary/cumulative/synergistic effects:</i> This would have the additional benefits of helping to keep the economy diverse and reducing the need to travel</p>
2. To keep the economy diverse, adaptable and resilient to external changes and shocks	n/a	Yes through the annual net change in VAT registered firms	+	<p>The provision of additional affordable housing should allow more people to live nearer to their place or work and should address the recruitment difficulties faced by employers thus increasing the skills base of the City.</p> <p><i>Likelihood:</i> medium</p> <p><i>Scale:</i> all parts of the City.</p> <p><i>Temporary/permanent:</i> temporary</p> <p><i>Timing:</i> medium to long term</p>
3. To provide access to education and training for all	n/a	Yes through examining the number of properties within a certain distance of schools	+	<p>The provision of affordable housing is likely to increase access to education and training</p> <p><i>Likelihood:</i> medium – high</p> <p><i>Scale:</i> all areas of the City especially the urban extensions</p> <p><i>Temporary/permanent:</i> permanent</p> <p><i>Timing:</i> medium to long term</p> <p><i>Secondary/cumulative/synergistic effects:</i> This could have the additional benefit of increasing</p>

SA Objective	Targets (where available)	Can the effect be quantified?	Effects over time	Comments
				the skills base thus helping to keep the economy of Cambridge diverse
4. To provide services and facilities locally and near to users	n/a	Yes through examining the number of properties within a certain distance of community facilities	++	<p>The provision of affordable housing within sustainable communities is likely to greatly increase access to services and facilities locally and near to users</p> <p><i>Likelihood:</i> high</p> <p><i>Scale:</i> all areas of the City especially the urban extensions</p> <p><i>Temporary/permanent:</i> permanent</p> <p><i>Timing:</i> medium to long term</p> <p><i>Secondary/cumulative/synergistic effects:</i> This would have the additional benefit of reducing the need to travel</p>
5. Ensure that everyone has access to decent, appropriate and affordable housing	n/a	Yes through the % of dwellings completed that are affordable and the % of households that can afford to purchase the average first time buyers property in the area	++	<p>The provision of affordable housing will have significant positive benefits on this objective</p> <p><i>Likelihood:</i> high</p> <p><i>Scale:</i> all areas of the City, especially the urban extensions</p> <p><i>Temporary/permanent:</i> permanent</p> <p><i>Timing:</i> short to long term</p> <p><i>Secondary/cumulative/synergistic effects:</i> This would have the additional benefits of reducing inequalities, keeping the City's economy diverse, reducing the need to travel and reducing the fear of crime</p>
6. To improve health and reduce health inequalities	National target to increase life expectancy by 2010: Male: 78.6 Female: 82.5	Yes through sub-regional data for life expectancy at birth	++	<p>Access to decent and appropriate housing should have a significant impact on improving peoples health and reducing health inequalities (this is one of the wider determinants of health)</p> <p><i>Likelihood:</i> high</p> <p><i>Scale:</i> all areas of the City</p> <p><i>Temporary/permanent:</i> permanent</p> <p><i>Timing:</i> medium to long term</p> <p><i>Secondary/cumulative/synergistic effects:</i> This would have the additional benefit of allowing</p>

SA Objective	Targets (where available)	Can the effect be quantified?	Effects over time	Comments
				more people to enter employment thus helping to keep the economy of Cambridge diverse.
7. To redress inequalities related to age, gender, disability, race, faith, sexuality, location and income	n/a	Yes from analysis of the Index of Multiple Deprivation	++	<p>Provision of affordable housing integrated with market housing in communities with additional community facilities and local centres will help redress inequalities related to location and income</p> <p><i>Likelihood:</i> high</p> <p><i>Scale:</i> All areas of the City especially the urban extensions</p> <p><i>Temporary/permanent:</i> permanent</p> <p><i>Timing:</i> medium to long term</p> <p><i>Secondary/cumulative/synergistic effects:</i> This would have the additional benefit of reducing the fear of crime</p>
8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design	n/a	Yes through the Cambs Quality of Life Survey (% of residents satisfied with their neighbourhood as a place to live)	++	<p>The provision of high quality, well designed should have increasingly positive benefits of the quality of the built environment and creation of attractive environments over time.</p> <p><i>Likelihood:</i> high</p> <p><i>Scale:</i> All areas of the City</p> <p><i>Temporary/permanent:</i> Permanent</p> <p><i>Timing:</i> medium to long term</p> <p><i>Secondary/cumulative/synergistic effects:</i> The provision of good quality, attractive environments can have the positive benefit of reducing crime and the fear of crime as well the benefit of increasing peoples health and well-being</p>
12. To reduce crime, anti-social behaviour and fear of crime	n/a	Yes through local statistics for the number of crimes per 1,000 people and the Cambs Quality of Life Survey (% of people who feel safe after	++	<p>The guidance contained within the SPD is likely to lead to the creation of inclusive mixed developments where the affordable housing is integrated with market housing thus helping to reduce the fear of crime and levels of crime over time</p> <p><i>Likelihood:</i> medium to high</p> <p><i>Scale:</i> All areas of the City</p>

SA Objective	Targets (where available)	Can the effect be quantified?	Effects over time	Comments
		dark whilst outside in their local area)		Temporary/permanent: permanent <i>Timing:</i> medium to long term <i>Secondary/cumulative/synergistic effects:</i> This could have the additional benefit of improving people's health and well-being
22. To reduce the need to travel	n/a	Yes, % of residents in employment working within 5Km of home or at home. Number of properties within a certain distance of local centres, community facilities, schools etc	++	Provision of affordable housing in locations well related to places of employment and services and facilities should help to significantly reduce the need to travel to access these facilities <i>Likelihood:</i> medium to high <i>Scale:</i> all areas of the City Temporary/permanent: permanent <i>Timing:</i> medium to long term <i>Secondary/cumulative/synergistic effects:</i> This should have the additional benefit of improving peoples health (reduction in pollution)

5.4.2 As can be seen from the above table, the overall effects of the draft Affordable Housing SPD will be positive.

5.4.3 The majority of these positive effects will be felt in the medium to long term as it will take some time for adequate levels of affordable housing to come forward to ease the current housing pressures faced by Cambridge.

5.5 Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects

5.5.1 In order to ensure and maximise the benefits of providing affordable housing, appropriate delivery mechanisms will need to be in place. The draft SPD sets out the various delivery mechanisms available for securing the provision of affordable housing. It also details how phasing of developments should ensure that affordable housing is provided in tandem with the provision of market housing thus helping to secure the creation of mixed, inclusive communities. Furthermore it sets out that this should be secured through legal agreement.

5.6 Task B6: Proposing measures to monitor the significant effects of implementing the SPD

- 5.6.1 The significant effects of implementing the SPD, and its associated local plan policies, will be monitored in conjunction with the annual review of local housing need and as part of the Annual Monitoring Report.

5.7 Uncertainties and risk

- 5.7.1 One of the main uncertainties surrounding the Affordable Housing SPD is the delay in completion of the Cambridge Sub-Regional Housing Market Assessment. It was hoped that the study would be complete in time to inform the preparation of the SPD as the outputs of the study will be of direct relevance to the SPD. As a result the SPD was unable to develop guidance on housing tenure mix. This could lead to differences in the interpretation of affordable housing policy when the study does become available
- 5.7.2 A further concern is whether there will be sufficient resources in place to monitor the significant effects of implementing the SPD.

5.8 Next Steps

- 5.8.1 **Stage C: Preparing the draft SA Report** – This document constitutes the final SA Report, which sets out information on the effects of the Affordable Housing SPD on which formal consultation has been carried out.
- 5.8.2 **Stage D, Task D1: Consulting on the draft SPD and the SA Report** – Both the Affordable Housing SPD and this SA Report were made available for consultation during the six-week period from the 3rd September to the 15th October 2007.
- 5.8.3 **Stage D2: Appraising of significant changes** – The guidance states that if significant changes are made to the SPD as a result of the consultation process, the significant social, environmental and economic effects of these changes will need to be appraised. The majority of changes that have been made to the SPD as a result of the consultation process, were minor changes that have not materially altered the objectives of the SPD. However, the objective relating to the requirement for employment development to mitigate its impact on affordable housing has been removed from the SPD and as a result the SA has been amended to reflect this.
- 5.8.4 **Stage D3: Making decisions and providing information (linked to SPD Stage 3, Adoption and Monitoring)** – Following the adoption of the SPD, a consultation statement will be prepared, setting out the ways in which responses to the consultation have been taken into account. This statement will also make clear how the SPD was amended in light of the SA process and responses to consultation, or why no changes have been made, or why options were rejected.

- 5.8.5 The consultation statement can also be used to meet the SEA Directive's requirements to make information available to the public on how monitoring will be carried out. This SA Report documents proposed monitoring measures and these will be confirmed or modified in light of the consultation responses.
- 5.8.6 Stage E: Monitoring the significant effects of implementing the SPD –**
Monitoring will be carried out in accordance with the proposals set out in paragraph 5.6.1 above, incorporating any modifications or amendments that occur as a result of the consultation process.

Appendix 1: Testing the SPD Objectives Against the SA Objectives

SPD Objectives: (a) To facilitate the delivery of affordable housing to meet housing needs; and (b) To assist in the creation and maintenance of sustainable, inclusive and mixed communities					
SA Objective	Matrix Score		Comments	Amend draft SPD Objective	
Economic	(a)	(b)			
1. To provide a satisfying job or occupation for everyone who wants one	+		0	The lack of affordable housing can lead to recruitment difficulties and evidence suggests that this is a key concern for a number of key employers in Cambridge such as Addenbrooke's Hospital and the University. The provision of key worker housing should help overcome this problem, enabling people to live closer to their place of work. In addition, the knowledge that such housing is available may enable people to work in the area who currently would be unable to afford to commute into Cambridge from areas of lower house prices.	No
2. To keep the economy diverse, adaptable and resilient to external changes and shocks	+		0	The lack of affordable housing can lead to recruitment difficulties and evidence from	No

<p>SPD Objectives:</p> <p>(a) To facilitate the delivery of affordable housing to meet housing needs; and</p> <p>(b) To assist in the creation and maintenance of sustainable, inclusive and mixed communities</p>				
SA Objective	Matrix Score		Comments	Amend draft SPD Objective
(a)	(b)			
			<p>housing needs studies suggests that this is a key concern for a number of key employers in Cambridge such as Addenbrooke's Hospital and the University. The provision of key worker housing should help overcome this problem, enabling people to live closer to their place of work. Redressing the imbalance between homes and jobs should help to keep the economy diverse.</p>	
3. To provide access to education and training for all	+	+	<p>The provision of affordable housing will have a positive impact on the enabling access to education and training. At present many staff working in these services are unable to meet their housing needs locally and as such the provision of affordable key worker housing will help meet these needs. In addition the provision of affordable housing in</p>	No

<p>SPD Objectives:</p> <p>(a) To facilitate the delivery of affordable housing to meet housing needs; and</p> <p>(b) To assist in the creation and maintenance of sustainable, inclusive and mixed communities</p>				
SA Objective	Matrix Score (a)	Matrix Score (b)	Comments	Amend draft SPD Objective
			sustainable, inclusive mixed communities which incorporate school provision may benefit the children of those living in affordable housing, providing them with easier access to education.	
Social				
4. To provide services and facilities locally and near to users	++		++ At present many are unable to meet their housing needs locally but still need to travel into Cambridge to make use of services and facilities. The facilitation of the provision of affordable housing in Cambridge will enable people to be closer to these facilities and services. In addition, the creation of sustainable, inclusive and mixed communities incorporating community facilities and local centres will also have a positive effect on this SA objective.	No
5. Ensure everyone has access to decent, appropriate and affordable housing	++		++ This is the main aim of all three SPD objectives.	No

<p>SPD Objectives:</p> <p>(a) To facilitate the delivery of affordable housing to meet housing needs; and</p> <p>(b) To assist in the creation and maintenance of sustainable, inclusive and mixed communities</p>				
SA Objective	Matrix Score (a)		Comments	Amend draft SPD Objective
6. To improve health and reduce health inequalities	++		++ By facilitating the provision of affordable housing within inclusive and mixed communities, more people will have access to decent and appropriate affordable housing, which could have a significant positive benefit on health and reducing health inequalities.	No
7. To redress inequalities related to age, gender, disability, race, faith, sexuality, location and income	++		++ Affordable housing policy aims to facilitate the provision of high quality affordable homes in sustainable, inclusive, mixed communities and as such is particularly important in the redress of inequalities relating to income and the location of homes.	No

<p>SPD Objectives:</p> <p>(a) To facilitate the delivery of affordable housing to meet housing needs; and</p> <p>(b) To assist in the creation and maintenance of sustainable, inclusive and mixed communities</p>				
SA Objective	Matrix Score (a)		Comments (b)	Amend draft SPD Objective
8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design	+		++	This objective is compatible with the SPD as high quality affordable housing in attractive environments will be more desirable to those wanting to live in Cambridge as well as helping to maintain the character and quality of the built environment.
12. To reduce crime, anti-social behaviour and fear of crime	+/-		++	The fear of crime might increase where affordable housing is developed separately alongside marker housing. However SPD objective c aims to assist in the integration of affordable housing with market housing to create sustainable, inclusive mixed communities, which are likely to result in a reduction in crime levels compared to a situation where affordable housing is grouped together in a site or community.
Environmental				
22. To reduce the need to travel	+		+	One of the aims of the provision of affordable housing is to redress the

<p>SPD Objectives:</p> <p>(a) To facilitate the delivery of affordable housing to meet housing needs; and</p> <p>(b) To assist in the creation and maintenance of sustainable, inclusive and mixed communities</p>				
SA Objective	Matrix Score		Comments	Amend draft SPD Objective
	(a)	(b)		
			balance between homes and jobs in Cambridge. Cambridge suffers from a high level of inward commuting from areas with lower house prices (of the 78,697 jobs in Cambridge 29,436 of those are held by people who have to commute into the City – Source: 2001 Census). The provision of high quality affordable housing will enable those people currently unable to meet their housing needs in Cambridge to live nearer to their place of work. In addition many developments will benefit from improved access to more sustainable modes of transport, thus encouraging people out of their cars.	

Appendix 2: Testing the Local Plan Policies Against the SA Objectives

<p>Local Plan Policy:</p> <ul style="list-style-type: none"> • Policy 3/7: Creating Successful Places 		
SA Objective	Matrix Score	Comments
Economic		
1. To provide a satisfying job or occupation for everyone who wants one	0	
2. To keep the economy diverse, adaptable and resilient to external changes and shocks	0	
3. To provide access to education and training for all	0	
Social		
4. To provide services and facilities locally and near to users	0	
5. Ensure everyone has access to decent, appropriate and affordable housing	+	The policy aims to ensure that all new housing (including affordable housing) is of high quality.
6. To improve health and reduce health inequalities	++	High quality communities (including the provision of high quality affordable housing) containing high quality public spaces have a positive impact on people's health. The policy will help to reduce health inequalities in that it refers specifically to the consideration of ease and safety of access for those with disabilities.
7. To redress inequalities related to age, gender, disability, race, faith, sexuality, location and income	+	Through the integration of affordable and supported housing in ways that minimise social exclusion.

<p>Local Plan Policy:</p> <ul style="list-style-type: none"> • Policy 3/7: Creating Successful Places 		
SA Objective	Matrix Score	Comments
8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design	++	This is implicit in the quality aims of the policy.
12. To reduce crime, anti-social behaviour and fear of crime	++	This policy aims to ensure that buildings are orientated to overlook public spaces and promote natural surveillance and provide active edges onto public spaces by locating entrances and windows of habitable rooms next to the street. Developments will need to be designed in such a way that avoids the threat or perceived threat of crime, avoid insecurity and neglect and contribute to improving community safety.
Environmental		
22. To reduce the need to travel	+	Through the development of a hierarchy of streets that respond to their levels of use whilst not allowing vehicular traffic to dominate.

<p>Local Plan Policy:</p> <ul style="list-style-type: none"> • Policy 5/5: Meeting Housing Needs; 			
SA Objective	Matrix Score		Comments
Economic			
1. To provide a satisfying job or occupation for everyone who wants one	+		The lack of affordable housing can lead to recruitment difficulties and evidence suggests that this is a key concern for a number of key employers in Cambridge such as Addenbrooke's Hospital and the University. The provision of key worker housing should help overcome this problem, enabling people to live closer to their place of work. In addition, the knowledge that such housing is available may enable people to work in the area who currently would be unable to afford to commute into Cambridge from areas of lower house prices.
2. To keep the economy diverse, adaptable and resilient to external changes and shocks	+		The lack of affordable housing can lead to recruitment difficulties and evidence suggests that this is a key concern for a number of key employers in Cambridge such as Addenbrooke's Hospital and the University. The provision of key worker housing should help overcome this problem, enabling people to live closer to their place of work. Redressing the imbalance between homes and jobs should help to keep the economy diverse.
3. To provide access to education and training	+		The provision of affordable housing will have a positive impact on

<p>Local Plan Policy:</p> <ul style="list-style-type: none"> • Policy 5/5: Meeting Housing Needs; 		
SA Objective	Matrix Score 5/5	Comments
for all		<p>the enabling access to education and training. At present many staff working in these services are unable to meet their housing needs locally and as such the provision of affordable key worker housing will help meet these needs. In addition the provision of affordable housing in sustainable, inclusive mixed communities which incorporate school provision may benefit the children of those living in affordable housing, providing them with easier access to education.</p>
Social		
4. To provide services and facilities locally and near to users	++	<p>At present many are unable to meet their housing needs locally but still need to travel into Cambridge to make use of services and facilities. The provision of affordable housing in Cambridge will enable people to be closer to these facilities and services.</p>
5. Ensure everyone has access to decent, appropriate and affordable housing	++	<p>This is the main aim of these policies.</p>
6. To improve health and reduce health inequalities	++	<p>The provision of affordable housing within inclusive and mixed communities, will allow more people to have access to decent and appropriate affordable housing, which could have a significant positive benefit on health and reducing health inequalities.</p>

<p>Local Plan Policy:</p> <ul style="list-style-type: none"> • Policy 5/5: Meeting Housing Needs; 		
SA Objective	Matrix Score 5/5	Comments
7. To redress inequalities related to age, gender, disability, race, faith, sexuality, location and income	+	Inequalities may increase where affordable housing is developed on a separate site or community. However policy 5/5, backed up by other policies in the Local Plan, aims to facilitate the provision of high quality affordable homes in sustainable, inclusive, mixed communities and as such is particularly important in the redress of inequalities relating to income and the location of homes.
8. To keep the distinctive character and qualities of the built environment and create an attractive environment with a high quality of design	+	This objective is compatible with the Local Plan policies as high quality affordable housing in attractive environments will be more desirable to those wanting to live in Cambridge as well as helping to maintain the character and quality of the built environment.
12. To reduce crime, anti-social behaviour and fear of crime	+	The fear of crime might increase where affordable housing is developed separately alongside marker housing. Policies 5/5 and 5/6, backed up by other policies in the Local Plan, aim to assist in the integration of affordable housing with market housing to create sustainable, inclusive mixed communities, which are likely to result in a reduction in crime levels compared to a situation where affordable housing is grouped together in a site or community.
Environmental		
22. To reduce the need to travel	+	One of the aims of the provision of affordable housing is to redress the balance between homes and jobs in Cambridge. Cambridge suffers from a high level of inward commuting from areas with lower house prices. The provision of high quality affordable housing will

Local Plan Policy:

- Policy 5/5: Meeting Housing Needs;

SA Objective	Matrix Score 5/5	Comments
		enable those people currently unable to meet their housing needs in Cambridge to live nearer to their place of work. In addition many developments will benefit from improved access to more sustainable modes of transport, thus encouraging people out of their cars.