

Appendix 5: Assessment of Providing Better Homes

Submission Policy	<p>Policy 19: Housing Growth (PPO17) changed significantly</p> <p>Hackney will seek to ensure that proposals for new residential development (and residential conversions including changes of use) incorporate a mix of dwelling types and sizes that reflect and respond to Hackney's current and future housing needs, positively contributing to the creation of mixed, balanced communities and neighbourhoods. The council's approach will be informed by up to date assessments of local housing need and demand.</p> <p>Hackney will seek to resist the loss of family accommodation and promote the provision of new family accommodation as well as seeking to provide a mix of housing to meet the identified needs of different types of households within the borough.</p> <p>Planning permission will not be granted for any development which results in a net loss of residential units, unless acceptable plans are in place for replacement development at an equivalent or higher density.</p>					
<p>SA/SEA Objectives and relevant Baseline (Please see updated Scoping Report, 2009 for full details)</p>	Description of effect	Likelihood	Timescale	Permanence	Significance & relevant significant effect indicator	Mitigation/Enhancement
SA/SEA Objectives	<ul style="list-style-type: none"> Objective 15: To increase the number of decent and affordable houses Objective10: To reduce poverty and social exclusion and promote cultural diversity Objective11: To encourage complementary activities and land uses together to make more efficient and effective use of land 					
Housing	Significantly Positive - this action will help meet the housing target of additional 1,085 net dwellings annually set in the current London Plan.	H	M	T	<p>+</p> <p>Indicators: Net additional homes provided (NI154) Household size</p>	

					<p>Affordable homes delivered (NI 155)</p> <p>Number of households living in temporary accommodation (NI 156)</p> <p>Supply of ready to develop housing sites (NI 158)</p> <p>Housing need</p> <p>Housing capacity</p> <p>Household size and composition</p>	
SA/SEA Objectives	<p>Objective 1: To protect and enhance the biodiversity, flora and fauna</p> <p>Objective 2: To ensure efficient use of natural resources</p>					
Biodiversity	<p>Negative – this action may result the loss or decline of Protected Habitats and the neighbouring Lea Valley Special Protection Areas (SPA) and Walthamstow reservoir Sites of SSSIs as a result of the growth anticipates in the borough in particularly in relation to the Olympics and town centres</p>	L	M	T	<p>-</p> <p>Indicators</p> <p>Change in priority habitats and species in the biodiversity action plan (local)</p> <p>Improved local biodiversity – active management of local sites (national)</p> <p>Change in areas of biodiversity importance (core)</p> <p>Significant effects on the Lea Valley SPA and Walthamstow reservoir of SSSIs</p>	<p>The preferred location for new housing do not include any sites of Metropolitan, borough and local importance and/or cause any significant adverse impacts on important habitat and species.</p>

SA/SEA Objectives	<ul style="list-style-type: none"> Objective 18: To minimise waste and maximize recycling in the borough 					
Soil and Water	<p>Positive – this action may improve water quality through independent initiatives or partnership approaches by cleaning the existing open water near the new development.</p> <p>Negative – this action will add pressure on the existing water supply in London (159 litres per person per day), which has already exceeded the 5 year average per capita consumption in England and Wales (149 litres per person per day). In addition, this action may have negative impacts on existing river quality due to construction works or runoff from development adjacent to the river e.g. Hackney Wick.</p>	H	M	T	<p>-</p> <p>Indicators:</p> <p>Contamination</p> <p>Use of SUDS in major developments</p> <p>Flood risk</p> <p>Water abstraction</p> <p>Average water consumption per person</p> <p>Biological water quality</p> <p>Chemical water quality</p> <p>(Updated needed in scoping report)</p>	Policy should encourage new residential developments to minimise water and soil pollution during the construction and ensure that building design policy addresses quality of urban drainage
SA/SEA Objectives	<ul style="list-style-type: none"> Objective 3: To improve air quality Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities 					
Air	Negative – this action will exacerbate the existing poor air quality through construction work or	H	M	T	<p>-</p> <p>Indicators:</p> <p>Renewable energy generation (Core E3)</p>	Policy should ensure that new residential developments to have high quality of design and

	increasing car use				Access to services and facilities by public transport, walking or cycling NI175 CO2 reduction from local authority operations N185 Air quality	construction.
SA/SEA Objective	Objective7: To reduce greenhouse gas emissions and Objective 9: To promote sustainable design Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments					promote the efficient use of energy in all activities
Climate	Negative – this action may increase the level of green gas emissions from car use In addition, this action will exacerbate the existing poor air quality in the borough through construction work and increasing private car use, energy consumption	H	M	T	– Indicators: Use of SUDs in major developments (Local) Per Capita reduction in CO2 emissions in the LA area (NI186) Adapting to climate change NI188 CO2 reduction from Local Authority operations NI185 Air Quality Number of planning permissions granted contrary to EA advice on flooding and water quality grounds Core E1 Flood risk NLWA Traffic congestion levels	Policy should ensure that new residential developments to have high quality of design and construction; and also to provide sufficient public transport services and alternative travel modes. In addition, no new developments should be permitted in vulnerable flood risk areas.
SA/SEA Objectives	Objective 18: To minimise waste and maximize recycling in the borough					

Waste	Negative – this action will increase the amount of waste produced by new residential developments, which may lead to ‘no improvement’ or ‘decline’ in borough’s performance against waste and recycling targets.	H	M	T	<p>–</p> <p>Indicators:</p> <p>Residual household waste per head (national)</p> <p>Household waste recycled or composted (national)</p> <p>Municipal waste land filled (national)</p> <p>Production of primary land won aggregates by mineral planning authority (Core)</p> <p>Production of secondary and recycled aggregates by mineral planning authority (Core)</p> <p>Capacity of new waste management facilities by waste planning authority (Core)</p> <p>Amount of municipal waste arising, and managed by management type by waste planning authority (Core)</p>	Policy should maintain and improve Hackney’s waste performance, in particularly to improve the access for waste collection and recycling point; and it should also be in line with the North London Joint Waste Plan to meet overall targets of reduction in residual household waste of 595 kg/hh in 2009/10 and 540kg/hh in 2010/11 (LAA).
SA/SEA Objectives	<ul style="list-style-type: none"> Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character 					
Landscape and Townscape	Positive – the action will ensure all new residential dwellings to have regard to the characteristics of existing communities and neighbourhoods. In addition,	H	M	P	<p>+</p> <p>Indicators:</p> <p>Total amount of open space and nature conservations sites that have been created or improved in areas of deficiency</p>	

	it will also help to improve the quality of existing open space in the borough.				Total amount of existing playing fields and outdoor recreational spaces, including gains and losses through the planning system in the borough Number of tree preservation orders (Local) Change in open space	
SA/SEA Objectives	<ul style="list-style-type: none"> Objective 9: To preserve historic environment and other archaeological aspects of the borough 					
Cultural Heritage	No strong relationship with the policy				?	
SA/SEA Objective	<ul style="list-style-type: none"> No relevant SA/SEA Objectives have been identified for this sustainability topic. 					
Population	No strong relationship with the policy				?	
SA/SEA Objective	<p>Objective 3: To improve air quality</p> <p>Objective 4: To reduce noise pollution</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 12: To improve the health of people and promote healthy lifestyle</p> <p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 16: to provide access to an adequate range of support and community facilities</p>					
Health	No strong relationship with the policy				?	

SA/SEA Objective	<ul style="list-style-type: none"> Objective 10: To reduce poverty and social exclusion and promote cultural diversity Objective 13: To promote educational attainment and the skill level of population Objective 15: To increase the number of decent and affordable houses Objective 16: To provide access to an adequate range of support and community facilities Objective 20: To generate employment opportunities for everyone 					
Equalities	Positive - the action will encourage new residential development to meet the needs of Hackney residents with a wide choice of high quality housing at a cost that they can afford; and also it aims to create a balanced mix community	H	L	P	+ Indicators: Deprivation (Contextual) Quality of Life (Contextual)	
SA/SEA Objective	<ul style="list-style-type: none"> Objective 10: To reduce poverty and social exclusion and promote cultural diversity Objective 13: To promote educational attainment and the skill level of population Objective 15: To increase the number of decent and affordable houses Objective 16: To provide access to an adequate range of support and community facilities Objective 20: To generate employment opportunities for everyone 					
Poverty and social exclusion	Positive - the action will encourage new residential development to meet the needs of Hackney residents with a wide choice of high	H	L	P	+ Indicators: Deprivation (Contextual)	

	quality housing at a cost that they can afford; and also it aims to create a balanced mix community				Quality of Life (Contextual)	
SA/SEA Objectives	<ul style="list-style-type: none"> Objective 13: To promote educational attainment and the skill level of population Objective 20: To generate employment opportunities for everyone 					
Employment and Skills	Positive – the action will create more job opportunities in construction work	H	M	T	<p>+</p> <p>Indicators:</p> <p>Qualifications and Skills (Contextual)</p> <p>Skills gaps in the current workforce reported by employers.(National NI 174)</p> <p>Overall employment rate (National N I 151)</p> <p>Employment Projections (Contextual)</p> <p>Overall employment rate (National NI 153)</p> <p>Working age people on out of work benefits (National NI 152)</p>	
SA/SEA Objective	Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough					
Crime and Safety	No strong relationship with this policy				?	
SA/SEA Objective	<ul style="list-style-type: none"> Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities 					

Transport	Negative – this action may add pressure on the existing public transport network as the growth taken place. More land will be required to expand the transport network. Moreover, people will rely on car independence if the provision of public transport services is insufficient	H	L	P	<p>-/?</p> <p>Indicators:</p> <p>Public Transport provisions/accessibility/use (Contextual)</p> <p>Walking/cycling levels (Contextual)</p> <p>Car-free housing schemes (Contextual)</p> <p>Traffic/congestion levels (Contextual)</p> <p>Local bus passenger journeys originating in authority area. (National) NI 177</p> <p>Planning consents completed for major travel generating schemes in accessible locations(Local)</p> <p>Car free and car capped housing (Local)</p> <p>Access to services and facilities by public transport, walking and cycling (National NI 176)</p> <p>Working age people with access to employment by public transport and other specified modes. (National NI 176)</p>	Policy should ensure sustainable new housing development supported by good public transport and other travel facilities whilst discourage development that will result a significant boost of car use.
SA/SEA Objective	Objective 19: To promote sustainable economic growth					
Economy	Positive – this action helps deliver one aspects of the growth within borough	H	L	P	<p>+</p> <p>No indicators for monitoring</p>	Policy should be looked in conjunction with Delivering Growth policies

Submission Policy	<p>Policy 20: Affordable Housing (PPO18) – Changed significantly</p> <p>Affordable Housing will be sought from residential-only developments and mixed use developments. On site provision (serviced land or completed units) of affordable housing will always be sought in the first instance. Where there are exceptional reasons, the provision of alternative or ‘surrogate’ serviced land or completed units or commuted sums that will enable the provision of a commensurate number and mix of affordable units, will be considered. In the case of commuted sums the Council will choose the RSL Partner to which to direct the funding.</p> <p>Affordable housing will be sought on all residential development of 10 units or more. New housing should seek to meet a borough-wide affordable housing target of 50% of all units (whichever is greater by units or habitable rooms) subject to site characteristics and scheme viability.</p> <p>Across the borough the required tenure split for affordable housing in terms of delivery will be set in line with the London Mayor's target unless local circumstances dictate the need for an alternative breakdown. On individual development sites, the exact tenure split will be guided by up to date assessments of local housing need and site/neighbourhood characteristics.</p> <p>For affordable homes funded through the current National Affordable Housing Programme (NAHP), homes must be built to meet or exceed the Housing & Communities Agency's (HCA) new Design and Quality Standards (DQS) April 2007 (subject to revisions). These include Housing Quality indicator targets, CABE Building for life criteria and the Code for Sustainable Homes (level 4). These indicators will be updated if the HCA publishes any revisions and in line with the Government's objective of achieving carbon neutral affordable housing by 2016.</p> <p>The preferred affordable housing mix (in terms of unit size and type of dwellings) on individual schemes will be determined through negotiation, scheme viability assessment and driven by up to date assessments of local housing need.</p>					
SA/SEA Objectives and relevant Baseline (Please see updated Scoping Report, 2009 for full details)	Description of effect	Likelihood	Timescale	permanence	Significance	Mitigation/Enhancement
SA/SEA Objectives	<ul style="list-style-type: none"> Objective 15: To increase the number of decent and affordable houses 					

	<ul style="list-style-type: none"> Objective10: To reduce poverty and social exclusion and promote cultural diversity Objective11: To encourage complementary activities and land uses together to make more efficient and effective use of land 					
Housing	Positive- this policy will help deliver net annual affordable housing target of 540 units across the borough	L	M	T	+	Indicators: Affordable homes delivered (NI 155)
SA/SEA Objectives	<p>Objective 1: to protect and enhance biodiversity, flora and fauna</p> <p>Objective 2: To ensure efficient use of natural resources</p>					
Biodiversity	Negative - this action may result the loss or decline of Protected Habitats and the neighbouring Lea Valley Special Protection Areas (SPA) and Walthamstow reservoir Sites as a result of the growth anticipate in the borough in particularly in relation to the Olympics and town centres	L	M	T	-	Indicators: Change in priority habitats and species in the biodiversity action plan (local) Improved local biodiversity – active management of local sites (national) Change in areas of biodiversity importance (Core) Significant effects on the Lea Valley SPA and Walthamstow reservoir of SSSIs

SA/SEA Objectives	<ul style="list-style-type: none"> Objective 1: Objective 2: To ensure efficient use of natural resources 					
Soil and Water	Negative – this action may result decline in the water and soil quality as a result of the growth anticipate in the borough in particularly in relation to the Olympics and town centres. In addition, it will add pressure on the usage of water	L	M	T	– Indicators: Contaminated land Water supply Water quality	The preferred locations for new affordable housing do not include any site of contaminated land. Construction work needs to be properly managed to ensure no pollution to the watercourse.
SA/SEA Objectives	<ul style="list-style-type: none"> Objective 3: To improve air quality Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities 					
Air	Negative – this action will exacerbate the existing poor air quality through construction work or increasing car use	H	M	T	– Indicators: Renewable energy generation (Core E3) Access to services and facilities by public transport, walking or cycling NI175 CO2 reduction from local authority operations N185 Air quality	Policy should ensure that new residential developments to have high quality of design and construction e.g. parking free development.
SA/SEA Objective	Objective7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities Objective 9: To promote sustainable design Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments					

Climate	Negative - This action may increase the carbon emissions if location and design of the buildings are not sustainable.	L	M	T	– Indicator: Use of SUDS in major developments (local) Per Capita reduction in CO2 emissions in the Local Authority Area NI186 Adapting to climate change NI188 CO2 reduction from Local Authority operations NI185 Air quality Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds Core E1 Flood risk Traffic congestion levels	Policy should ensure that new affordable homes embody principles of the Council's Climate Change Strategy and other Supplementary Planning Documents for building design or construction.
SA/SEA Objectives	Objective 18: To minimise waste and maximize recycling in the borough					
Waste	Negative – this action will cause more construction waste	H	M	T	– Indicators: Residual household waste per head. (national) Household waste recycled or composted (national) Municipal waste landfilled (national)	Policy should ensure that waste management in general and recycling in particular is integral to the layout of schemes and also making recycling more convenient for households

					<p>Production of primary land won aggregates by mineral planning authority (Core)</p> <p>Production of secondary and recycled aggregates by mineral planning authority (Core)</p> <p>Capacity of new waste management facilities by waste planning authority (Core)</p> <p>Amount of municipal waste arising, and managed by management type by waste planning authority (Core)</p>	
SA/SEA Objectives	Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character					
Landscape and Townscape	<p>Negative – this action may result insufficient capacity for building all those new affordable houses</p> <p>Positive – this action will improve environmental quality of places in the borough through S106</p>	L	M	T/P	<p>-</p> <p>Indicators:</p> <p>Total amount of open space and nature conservations sites that have been created or improved in areas of deficiency</p> <p>Total amount of existing playing fields and outdoor recreational spaces, including gains and losses through the planning system in the borough</p> <p>Previously developed land that has been vacant or derelict for more than 5 years</p> <p>Number of tree preservation orders</p>	Policy should ensure that the preferred site for new affordable housing are built on previously developed land

					(Local) Change in open space	
SA/SEA Objectives	<ul style="list-style-type: none"> Objective 9: To preserve historic environment and other archaeological aspects of the borough 					
Cultural Heritage	No strong relationship with the policy				?	
SA/SEA Objective	No relevant SA/SEA Objectives have been identified for this sustainability topic.					
Population	Significantly Positive – this action will accommodate more people with decent accommodation to reduce social inequality in terms of accessing better homes	H	M	P	+ Indicators: Population size (Contextual) Population density Ethnicity of population	
SA/SEA Objective	<ul style="list-style-type: none"> Objective 16: To provide access to an adequate range of support and community facilities Objective 10: To reduce poverty and social exclusion and promote cultural diversity Objective 13: To promote educational attainment and the skill level of population Objective 20: To generate employment opportunities for everyone Objective 15: To increase the number of decent and affordable houses 					

Equalities	Positive - the action can help reduce social inequality in accessing decent homes	H	M	P	+	
	<ul style="list-style-type: none"> Objective 16: To provide access to an adequate range of support and community facilities Objective 10: To reduce poverty and social exclusion and promote cultural diversity Objective 13: To promote educational attainment and the skill level of population Objective 20: To generate employment opportunities for everyone Objective 15: To increase the number of decent and affordable houses 					
Poverty and social exclusion	Positive - the action can help reduce social inequality in accessing decent homes	H	M	P	+	Indicators: Deprivation (Contextual) Quality of Life (Contextual) Average property prices
SA/SEA Objectives	Objective 3: To improve air quality Objective 4: To reduce noise pollution Objective 10: To reduce poverty and social exclusion and promote cultural diversity Objective 12: To improve the health of people and promote healthy lifestyle Objective 15: To increase the number of decent and affordable houses Objective 16: to provide access to an adequate range of support and community facilities					
Health	Significantly Positive - this action will help deliver large family sized house to meet	H	M	T	+	Health uses-provision (Contextual)

	Hackney's demand to reduce overcrowding				Health uses-demand (Contextual) Healthy Life Expectancy at 65 (National NI 137) Mortality rate (National NI 120)	
SA/SEA Objectives	<ul style="list-style-type: none"> Objective 13: To promote educational attainment and the skill level of population Objective 20: To generate employment opportunities for everyone 					
Employment and Skills	No strong relationship with this policy				?	
SA/SEA Objective	<ul style="list-style-type: none"> Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough 					
Crime and Safety	No strong relationship with this policy				?	
SA/SEA Objective	<ul style="list-style-type: none"> Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities 					
Transport	Significantly Positive – the action will ensure the preferred sites of new affordable housing are easy to access to public transport and improve of design quality will help reduce car use	H	M	P	+	Indicators: Public Transport provisions/accessibility/use (Contextual) Walking/cycling levels (Contextual) Car-free housing schemes (Contextual) Traffic/congestion levels

					<p>(Contextual)</p> <p>Local bus passenger journeys originating in authority area. (National) NI 177</p> <p>Planning consents completed for major travel generating schemes in accessible locations(Local)</p> <p>Car free and car capped housing (Local)</p> <p>Access to services and facilities by public transport, walking and cycling (National NI 176)</p> <p>Working age people with access to employment by public transport and other specified modes. (National NI 176)</p>	
SA/SEA Objective	Objective 19: To promote sustainable economic growth					
Economy	Positive – this action helps deliver one aspects of the growth within borough	H	L	P	+	Policy should be looked in conjunction with Delivering Growth policies
Summary / Policy Revisions	This policy is supportive of delivery affordable housing. Inequality in particularly provide more decent affordable homes as this is one of the key indicators in deprivation index. Nevertheless, the growing economies and population could result for the environmental objectives through increasing development pressure led to greater energy consumption and production of more waste and pollutants. These matters would need to be addressed in the detailed design of new housing.					

Submission	Policy 21: Supported Housing Requirements - New					
	Within the overall provision of housing, Hackney will seek adequate provision and supply of supported housing to meet the needs of older people and other vulnerable groups.					
SA/SEA Objectives and relevant Baseline (Please see updated Scoping Report, 2009 for full details)	Description of effect	Likelihood	Timescale	permanence	Significance	Mitigation/Enhancement
SA/SEA Objectives	Objective 1: to protect and enhance biodiversity, flora and fauna					
Biodiversity	No strong impact				0	
SA/SEA Objectives	Objective 2: To ensure efficient use of natural resources					
Soil and Water	No strong impact	L	L	L	-/?	
SA/SEA Objectives	Objective 3: To improve air quality Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities					
Air	No strong impact	S	M	S	-/?	
SA/SEA Objective	Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities Objective 9: To promote sustainable design Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments					
Climate	No strong impact	L	M	S	-/?	
SA/SEA Objective	<ul style="list-style-type: none"> Objective 9: To preserve historic environment and other archaeological aspects of the borough 					

Cultural Heritage	Possible conflicts on adaption of buildings and listed building constraints.	M	L	P	-/?	Sensitive design in conservation areas for special design features to support the elderly and those with disabilities.
SA/SEA Objectives	Objective 18: To minimise waste and maximize recycling in the borough					
Waste	No strong relationship with this policy				?	
SA/SEA Objectives	Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character					
Landscape and Townscape	No strong relationship with this policy				?	
SA/SEA Objective	<p>Objective 3: To improve air quality</p> <p>Objective 4: To reduce noise pollution</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 12: To improve the health of people and promote healthy lifestyle</p> <p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 16: to provide access to an adequate range of support and community facilities</p>					
Human Health	Significantly Positive – this action is supportive to meet the needs of older and vulnerable groups in Hackney	H	M	T	+	

	No relevant SA/SEA Objectives have been identified population topic. For Health:					
Population		H	M	T	+	Indicators: Population size (Contextual) Population density Ethnicity of population
SA/SEA Objectives	<ul style="list-style-type: none"> Objective 15: To increase the number of decent and affordable houses Objective 10: To reduce poverty and social exclusion and promote cultural diversity Objective 11: To encourage complementary activities and land uses together to make more efficient and effective use of land 					
Housing	Significantly positive – this action will help reduce social inequality in terms of accessing decent home in the borough	H	M	P	++	Indicators: Existing housing stock
SA/SEA Objective	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					

Equalities	Significantly positive – this action will help reduce social inequality in terms of accessing decent home in the borough e.g. people living in fuel poverty	H	L	P	+	
	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					
Poverty and social exclusion	Significantly positive – this action will help reduce social inequality in terms of accessing decent home in the borough e.g. people living in fuel poverty	H	L	P	+	
SA/SEA Objectives	<p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p>					
Employment and Skills	No strong relationship with this policy				?	
SA/SEA Objective	Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough					

Crime and Safety	No strong relationship with this policy				?	
SA/SEA Objective	Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities					
Transport	No strong impact on transport				0	
SA/SEA Objective	Objective 19: To promote sustainable economic growth					
Economy	No strong relationship with this policy				?	
Submission policy	<p>Policy 22: Housing Density - new</p> <p>Higher residential density in the borough will be promoted in sustainable locations that offer distinct opportunities for neighbourhood and community cohesion such as the main Town Centres (Dalston and Hackney Central), alongside major transport infrastructure, on renewed estates, as part of the 2012 Olympic legacy site and around the City Fringe.</p> <p>All proposals for development should take account of the density matrix and PTAL scores, as set out in the London Plan. Development will only be permitted at higher densities where there are firm proposals to improve public transport in the locality, increasing the PTAL rating and allowing for high levels of sustainable movement, unless the area already scores higher than level XX under PTAL. Proposals must meet identified housing needs and should not add to infrastructure pressure, or increase any identified deficiencies.</p> <p>Within the areas of the borough identified for high density residential development a lower percentage of family homes may be acceptable. Equally in lower density areas a higher percentage of family homes could be appropriate. These should maximise residential amenity and private open space.</p>					

SA/SEA Objectives and relevant Baseline (Please see updated Scoping Report, 2009 for full details)	Description of effect	Likelihood	Timescale	permanence	Significance	Mitigation/Enhancement
SA/SEA Objectives	Objective 1: to protect and enhance biodiversity, flora and fauna					
Biodiversity	Negative – this action may cause adverse impact to important habitats and species in the borough, in particular the main watercourse	H	M	T	-	Policy should ensure the new housing development with high densities won't cause any significant impacts on important habitats and species and will seek funding to methods to provide protection
SA/SEA Objectives	Objective 1: Objective 2: To ensure efficient use of natural resources					
Soil and Water	Negative – the action of high density development will add pressure on water supply in London	H	M	P	- Contaminated land Water supply Water quality	Policy should encourage new residential developments to minimise water and soil pollution during the construction and ensure that building design policy addresses quality of urban drainage
SA/SEA Objectives	Objective 3: To improve air quality Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities					

Air	Higher densities may increase air pollution.				-	Sustainable design and construction is extremely important in areas where densities are increasing and travel plans to accompany all new developments over 10 dwellings.
SA/SEA Objective						
Housing	Positive – this action will help reduce social inequality in terms of accessing decent home in the borough	L	L	P	+	
SA/SEA Objective	<p>Objective7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities</p> <p>Objective 9: To promote sustainable design</p> <p>Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments</p>					
Climate		H	M	T	<p>-</p> <p>Indicators:</p> <p>Use of SUDS in major developments (local)</p> <p>Per Capita reduction in CO2 emissions in the Local Authority Area NI186</p> <p>Adapting to climate change NI188</p> <p>CO2 reduction from Local Authority operations NI185</p>	However it is encouraged that this action encourages high standard of design of buildings

					<p>Air quality</p> <p>Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds Core E1</p> <p>Flood risk</p> <p>Traffic congestion levels</p>	
SA/SEA Objectives	Objective 18: To minimise waste and maximize recycling in the borough					
Waste	Negative- this action may increase the production of household waste as the density increases	H	M	T	-	<p>Indicators:</p> <p>Residual household waste per head. (national)</p> <p>Household waste recycled or composted (national)</p>
SA/SEA Objectives	Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character					
Landscape and Townscape	Positive – the action would help to maintain or create a coherent townscape	H	M	P	+/?	<p>Total amount of open space and nature conservations sites that have been created or improved in areas of deficiency</p> <p>Total amount of existing playing fields and outdoor recreational spaces, including gains and losses through the planning system in the borough</p>

					<p>Previously developed land that has been vacant or derelict for more than 5 years</p> <p>Number of tree preservation orders (Local)</p> <p>Change in open space</p>	
SA/SEA Objective	<ul style="list-style-type: none"> Objective 3: To improve air quality Objective 4: To reduce noise pollution Objective 10: To reduce poverty and social exclusion and promote cultural diversity Objective 12: To improve the health of people and promote healthy lifestyle Objective 15: To increase the number of decent and affordable houses Objective 16: to provide access to an adequate range of support and community facilities 					
Human Health	Positive – the action would help halt overcrowding issue and its associated health and safety problems				<p>+</p> <p>Population by age groups</p> <p>Population density</p> <p>Ethnicity of population</p> <p>Population projection</p> <p>Health uses-provision (Contextual)</p> <p>Health uses-demand (Contextual)</p> <p>Healthy Life Expectancy at 65</p>	

					(National NI 137) Mortality rate (National NI 120) Causes of death	
	No relevant SA/SEA Objectives have been identified for				population topic.	
Population	Positive – the action would help halt overcrowding issue and its associated health and safety problems	H	M	T	+ Population by age groups Population density Ethnicity of population Population projection Health uses-provision (Contextual) Health uses-demand (Contextual) Healthy Life Expectancy at 65 (National NI 137) Mortality rate (National NI 120) Causes of death	
SA/SEA Objective	Objective 16: To provide access to an adequate range of support and community facilities Objective 10: To reduce poverty and social exclusion and promote cultural diversity Objective 13: To promote educational attainment and the skill level of population					

	Objective 20: To generate employment opportunities for everyone Objective 15: To increase the number of decent and affordable houses					
Equalities	Positive– the action will help reduce the gap of poverty and social exclusion.	L	L	P	+/? Indicators: Skills gaps in current workforce reported by employers. (National NI 174) Unemployment (Contextual) Deprivation (Contextual) Quality of Life (Contextual) Average earnings of employees (National NI 166) Tackling fuel poverty – people receiving income based benefits living in homes with a low energy efficiency rating (National NI 188)	
SA/SEA Objective	Objective 16: To provide access to an adequate range of support and community facilities Objective 10: To reduce poverty and social exclusion and promote cultural diversity Objective 13: To promote educational attainment and the skill level of population Objective 20: To generate employment opportunities for everyone Objective 15: To increase the number of decent and affordable houses					
Poverty and social exclusion	Positive– the action will help reduce the gap of poverty and social exclusion.	L	L	T	+/? Indicators: Skills gaps in current workforce	Policy should ensure high quality of design and sufficient provision of amenity or open

					<p>reported by employers. (National NI 174)</p> <p>Unemployment (Contextual)</p> <p>Deprivation (Contextual)</p> <p>Quality of Life (Contextual)</p> <p>Average earnings of employees (National NI 166)</p> <p>Tackling fuel poverty – people receiving income based benefits living in homes with a low energy efficiency rating (National NI 188)</p>	<p>space for public access.</p> <p>However – high density development is very much relying on design. Poor design will result overcrowding and other negative impacts.</p>
SA/SEA Objectives	<ul style="list-style-type: none"> Objective 9: To preserve historic environment and other archaeological aspects of the borough 					
Cultural Heritage	Potential conflicts with the demands for higher densities and the constraints of conservation areas are areas of archaeological importance.	L	L	P	-/?	
SA/SEA Objectives	Objective 13: To promote educational attainment and the skill level of population Objective 20: To generate employment opportunities for everyone					
Employment and Skills	No strong relationship with this policy				?	
SA/SEA Objective	Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough					

Crime and Safety	Positive – the action will emphasise on creating the sense of place and high quality of design	H	M	T/P	+ Indicators: Serious violent crime (national NI 15) Perceptions of drunk or rowdy behaviour as a problem (National Indicator NI 17)	
SA/SEA Objective	Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities					
Transport	Positive – the action will support viability of public transport to reduce the need to travel by car and decrease the level of CO2 emission from car use	H	L	P	+ Indicators: Public Transport provisions/accessibility/use (Contextual) Walking/cycling levels (Contextual) Car-free housing schemes (Contextual) Local bus passenger journeys originating in authority area. (National) NI 177 Planning consents completed for major travel generating schemes in accessible locations(Local) Car free and car capped housing (Local) Access to services and facilities by	

					public transport, walking and cycling (National NI 176)	
SA/SEA Objective	Objective 19: To promote sustainable economic growth					
Economy	Significantly Positive – the action will keep town centres vibrant and dynamic since more people will visit in the area	H	L	P	+	Indicators: Total amount of floor space for 'town centre uses' (Core BD4) Number of vacant commercial units (Local) Increase in employment floorspace in Industrial and Commercial Improvement Areas. (Local)
Submission policy No baseline	<p>Policy 23: Provision for Gypsies and Travellers - new</p> <p>Hackney will seek to plan and bring forward suitable sites to meet the local need for additional Gypsy and Traveller caravan pitches with regard to the requirements set out in the London Plan's need assessment, Government Circular 01/2006 and the borough's housing targets.</p> <p>Sites should provide easy access to the public highway; be within reasonable travelling distance of social infrastructure such as local shops, healthcare and school facilities; be served by adequate mains water and sewerage connections; should be compatible with neighbouring land uses and not have unacceptable adverse impacts on neighbouring properties, land uses or the visual quality of the area. The sites and their proposed use must not conflict with any other material planning consideration such as flood risk, protection of the built or natural environment, or landscape character.</p> <p>Permission will only be granted if each of the above criteria is satisfied.</p>					

SA/SEA Objectives and relevant Baseline (Please see updated Scoping Report, 2009 for full details)	Description of effect	Likelihood	Timescale	permanence	Significance	Mitigation/Enhancement
SA/SEA Objectives	Objective 1: to protect and enhance biodiversity, flora and fauna					
Biodiversity					0	
SA/SEA Objectives	Objective 1: Objective 2: To ensure efficient use of natural resources					
Soil and Water					0	
SA/SEA Objectives	<ul style="list-style-type: none"> • Objective 15: To increase the number of decent and affordable houses • Objective10: To reduce poverty and social exclusion and promote cultural diversity • Objective11: To encourage complementary activities and land uses together to make more efficient and effective use of land 					
Housing	Providing for essential needs however no sites have actually been allocated.	I	J	Q	+	Sites must be allocated through a DPD.
SA/SEA Objectives	Objective 3: To improve air quality Objective 7: To reduce greenhouse gas emissions and promote efficient use of energy in all activities					
Air					0	

SA/SEA Objective	Objective7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities Objective 9: To promote sustainable design Objective 5: To minimize flood risk and encourage Sustainable Urban Drainage System (SUDs) for new developments					
Climate					0	
SA/SEA Objectives	Objective 18: To minimise waste and maximize recycling in the borough					
Waste	Positive - This action will ensure that gypsies and travellers' sites have easy access to waste collection and recycling point	H	M	T	+ Indicators: Residual household waste per head. (national) Household waste recycled or composted (national) Capacity of new waste management facilities by waste planning authority (Core) Amount of municipal waste arising, and managed by management type by waste planning authority (Core)	
SA/SEA Objectives	Objective 11: To maintain and enhance Metropolitan Open Land and Open Spaces and enhance the landscape character					
Landscape and Townscape	No strong relationship with the policy	L	M	T	-/? Indicators: Total amount of open space and nature conservations sites that have been created or improved in	

					<p>areas of deficiency</p> <p>Total amount of existing playing fields and outdoor recreational spaces, including gains and losses through the planning system in the borough</p> <p>Previously developed land that has been vacant or derelict for more than 5 years</p> <p>Number of tree preservation orders (Local)</p> <p>Change in open space</p>	
SA/SEA Objective	<p>Objective 3: To improve air quality</p> <p>Objective 4: To reduce noise pollution</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 12: To improve the health of people and promote healthy lifestyle</p> <p>Objective 15: To increase the number of decent and affordable houses</p> <p>Objective 16: to provide access to an adequate range of support and community facilities</p>					
Human Health					0	
	No relevant SA/SEA Objectives have been identified for population topic.					

Population	Positive – the action would help accommodate gypsies and travellers	H	M	T	Significant + Population by age groups Population density Ethnicity of population Population projection Health uses-provision (Contextual) Health uses-demand (Contextual) Healthy Life Expectancy at 65 (National NI 137) Mortality rate (National NI 120)	
SA/SEA Objective	<p>Objective 16: To provide access to an adequate range of support and community facilities</p> <p>Objective 10: To reduce poverty and social exclusion and promote cultural diversity</p> <p>Objective 13: To promote educational attainment and the skill level of population</p> <p>Objective 20: To generate employment opportunities for everyone</p> <p>Objective 15: To increase the number of decent and affordable houses</p>					
Equalities	Positive - this action sets out the criteria of identifying the sites to meet the needs for gypsies and travellers	H	L	P	+	Effort should be made to support links to community infrastructure including education & health. Should contain facilities including play area for children.
SA/SEA Objectives	Objective 16: To provide access to an adequate range of support and community facilities					

	Objective 10: To reduce poverty and social exclusion and promote cultural diversity Objective 13: To promote educational attainment and the skill level of population Objective 20: To generate employment opportunities for everyone Objective 15: To increase the number of decent and affordable houses					
Poverty and social exclusion	Positive - this action sets out the criteria of identifying the sites to meet the needs for gypsies and travellers	H	L	T	+	Numbers of pitches for gypsies and travellers Effort should be made to support links to community infrastructure including education & health. Should contain facilities including play area for children.
SA/SEA Objectives	<ul style="list-style-type: none"> Objective 9: To preserve historic environment and other archaeological aspects of the borough 					
Cultural Heritage	No strong relationship with this policy				?	
SA/SEA Objectives	Objective 13: To promote educational attainment and the skill level of population Objective 20: To generate employment opportunities for everyone					
Employment and Skills	No strong relationship with this policy				?	
SA/SEA Objective	Objective 14: To reduce crime, the fear of crime and anti-social behaviour of the borough					
Crime and Safety	No strong relationship with this policy				0	

SA/SEA Objective	Objective 6: To reduce the need to travel and encourage use of public transport including walking and cycling Objective 7: To reduce greenhouse gas emissions and promote the efficient use of energy in all activities					
Transport		H	M	T	0 Indicators: Public Transport provisions/accessibility/use (Contextual) Walking/cycling levels (Contextual) Local bus passenger journeys originating in authority area. (National) NI 177 Planning consents completed for major travel generating schemes in accessible locations(Local) Access to services and facilities by public transport, walking and cycling (National NI 176)	The policy should ensure the preferred sites have easy access to facilities e.g. public transport, essential shops
SA/SEA Objective	Objective 19: To promote sustainable economic growth					
Economy	No relationship with the policy				?	

