



Strategic Environmental Assessment (SEA)

**Affordable Housing Supplementary Planning
Document (SPD)**

1. Introduction

This is a Strategic Environmental Assessment screening document for Affordable Housing Supplementary Planning Document. It determines that a Strategic Environmental Assessment is not required in this case for the reasons outlined in the remainder of this report.

2. Legislative Background

A Strategic Environmental Assessment (SEA) is a way of ensuring the environmental implications of a plan or programme for 'town or country planning or 'land use' are taken into account. The need for environmental assessments is set out in the EU Directive 2001/42/EC (hereafter referred to as the SEA Directive). This has subsequently been transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 (hereafter referred to as the SEA Regulations).

The Government's Planning Practice Guidance (PPG) published in September 2023 states that in some limited circumstances, where a Supplementary Planning Document (SPD) could have significant environmental effects, it may fall within the scope of the SEA Regulations and would require an SEA. To determine whether the Affordable Housing SPD could have significant environmental effects, its potential scope has been assessed against the criteria set out in to the SEA Regulations [OBJ] [OBJ] noted in the PPG, an SEA is unlikely to be required where an SPD deals only with a small area at a local level (see regulation 5(6) of the Environmental Assessment of Plans and Programmes Regulations 2004). However, an SEA is required if there are likely to be significant environmental effects [OBJ] [OBJ] [OBJ] [OBJ].

3. Screening Process

The screening opinion assessment is undertaken in two parts: the first part will assess whether the SPD requires SEA (as per the flow chart shown in Figure 1); and the second part of the assessment will consider whether the SPD is likely to have a significant effect on the environment, using criteria drawn from Schedule 1 of the SEA Directive and the SEA Regulations.

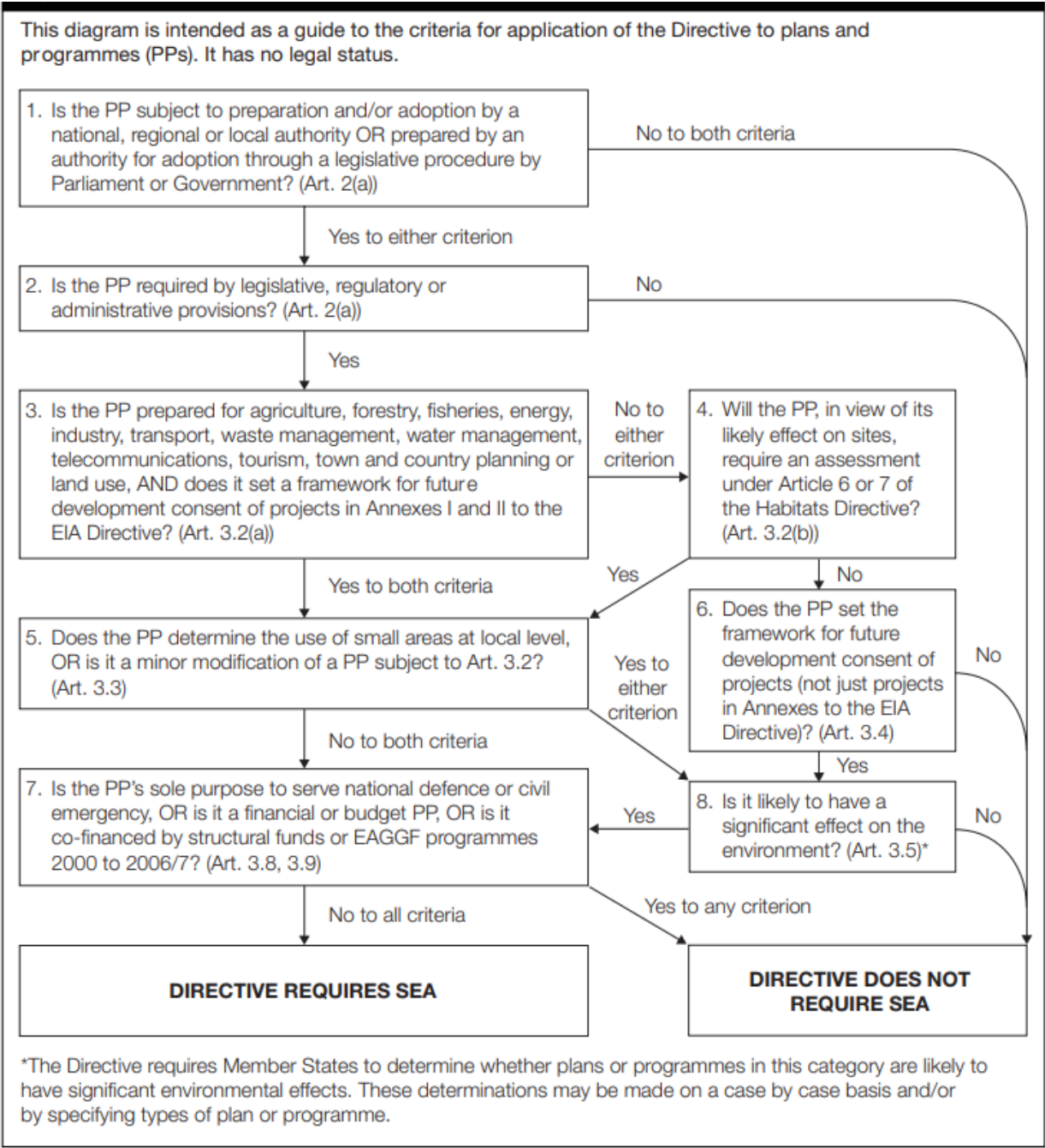


Figure 1: Application of the SEA Directive to plans and programmes

4. Summary of the SPD

Details of SPD	
Name of SPD	Affordable Housing Supplementary Planning Document (SPD)
Geographic Coverage	The entire borough
Purpose	<p>The purpose of the SPD is to set out the council's approach to delivering affordable housing. This is a key objective of the Southwark Plan 2022, outlined in strategic policy SP1 'Homes for all'.</p> <p>The guidance in this SPD is relevant to all housing development (including new build, change of use, conversions and extensions) with a policy requirement for affordable housing. It provides detailed guidance about how decisions on planning applications will be made.</p> <p>This SPD provides further guidance for applying the policies in the Southwark Plan 2022. It does not contain new policy. The SPD will be a material consideration in determining a planning application.</p>

Summary of content	<p>The SPD has the following objectives:</p> <ul style="list-style-type: none">• Support the implementation of Southwark Plan 2022 strategic policy SP1 ‘Homes for all’• Provide clear definitions of what is considered affordable housing• Set out the hierarchy for the delivery of affordable housing, including for small sites and non-conventional housing• Set out the Council’s approach to assessing viability during the determination of planning application and in viability reviews• Set out the standards for the housing mix and tenure of affordable housing• Set out the expectations for the design and management of affordable housing• Set out monitoring arrangements to retain affordable housing
---------------------------	--

5. Assessment 1: Screening Assessment Establishing the Need for SEA Stage

Stage	Y/N	Reason
Is the SPD subject to preparation and/or adoption by a national, regional or local authority, OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	Yes. The SPD will be prepared and adopted by Southwark Council in its role as Local Planning Authority, which is allowed under the Town and Country Planning Act 1990.
Is the SPD required by legislative, regulatory or administrative provisions? (Art. 2(a))	N	No. The preparation of this SPD is not a requirement of legislation, regulatory or administrative provisions.
Is the SPD prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))	Y	Yes. The SPD is intended to provide further guidance to the adopted Southwark Plan 2022 which is the land-use planning policy framework for its area. This has been subject to full Sustainability Appraisal (including SEA). The SPD will not create new policy or land-use designations.
Will the SPD, in view of its likely effect on site, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))	N	No. The HRA of the Southwark Plan 2022 has been undertaken alongside the IIA, with the findings of the HRA informing the IIA. The methods and findings of the HRA process are reported separately from the IIA and the report has been approved by the statutory consultee (Natural England) and placed online to be accessed by the wider public.

		<p>The HRA screening process has found that the policies and site allocations to be adopted under the Southwark Plan 2022 will have no negative impact on the four European Sites that are located within a 10km boundary of Southwark, either alone or when considered in combination with other existing plans and projects. In light of this finding, it is not required to carry out any further HRA analysis.</p> <p>The SPD will not change or add to policy, proposals or designations within the Local Plan, therefore it is not considered that further screening for such assessment is necessary as there would be no significant effects on European Sites.</p>
--	--	---

<p>Does the SPD determine the use of small areas at local level OR is it a minor modification of a plan or programme subject to Art. 3.2? (Art. 3.3)</p>	<p>N</p>	<p>No.</p> <p>There are no additional policies, proposals or allocations contained within the SPD which have not already been set within the Local Plan. There will be no aspect of the SPD which would modify the emerging Local Plan, just support it.</p>
<p>Does the SPD set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art. 3.4)</p>	<p>N</p>	<p>No.</p> <p>This framework is already set within the Local Plan. The SPD will provide further guidance on the relevant policies, proposals or allocations within the Local Plan.</p>

<p>Is the SPD's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget plan or programme, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)</p>	<p>N/A</p>	<p>Not applicable.</p>
<p>Is it likely to have a significant effect on the environment? (Art 3.5)</p>	<p>N</p>	<p>No.</p> <p>It is not likely that the SPD will have any significant effect that has not already been identified and assessed through the Sustainability Appraisal (including SEA) of the adopted Southwark Plan.</p> <p>It will provide guidance on the existing policy within the Southwark Plan.</p>

6. Assessment 2: Likely Significant Effects on the Environment

<p>SEA Directive criteria and Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004</p>	<p>Southwark Council assessment</p>	<p>Likely significant environmental effect?</p>
<p>The characteristics of plans and programmes, having regard, in particular, to-</p>		

<p>The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;</p>	<p>The SPD will provide further guidance on the policies, proposals and the relevant site allocations that are contained within the Local Plan.</p> <p>The Local Plan as a whole, including those parts relating to the area and the topics covered in this SPD, have been fully assessed for the purposes of Sustainability Appraisal and the Strategic Environmental Assessment, with no additional environmental impact for consideration</p>	<p>None</p>
<p>The degree to which the plan or programme influences other plans and programmes, including those in a hierarchy</p>	<p>The SPD, in providing further guidance on the framework set within the Local Plan, does not directly affect other specific public sector plans or programmes but rather is influenced by the Local Plan and other higher tier planning policy including the London Plan, which has also been subject to a SA/SEA and examined against the National Planning Policy Framework.</p>	<p>None</p>
<p>The relevance of the plan or programme for the integration of environmental considerations, in particular with a view to promoting sustainable development;</p>	<p>The Local Plan sets the context for achieving sustainable development, for which the SPD will provide further guidance regarding how this should be achieved.</p> <p>The guidance in the SPD is being used to promote sustainable development and environmental considerations.</p>	<p>Yes</p>
<p>Environmental problems relevant to the plan or programme; and</p>	<p>Environmental problems have already been considered in the Sustainability Appraisal associated with the Local Plan, which the guidance in this document supplements.</p>	<p>None</p>

	No additional issues should arise, as the SPD does not create policies or site allocations.	
The relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	The SPD is not directly relevant to the implementation of any National or European legislation on the environment, such as the Water Framework Directive.	None

Characteristics of the effects and of the area likely to be affected, having particular regard to:		
The probability, duration, frequency and reversibility of the effects;	<p>This SPD seeks to ensure that development across the Local Plan period makes appropriate contributions to the supporting infrastructure required to sustain the projected level of development.</p> <p>It is not anticipated the SPD will result in significant long-term adverse effects, and any social and environmental impacts are likely to be positive.</p>	None
The cumulative nature of the effects;	The SPD is in general conformity with the strategic policies, the implementation of which it seeks to support across the Borough. It is not considered that there will be any negative cumulative effects on the	None

	Borough overall.	
The transboundary nature of the effects;	The HRA screening process found that the policies and site allocations to be adopted under the Southwark Plan 2022 will have no negative impact on the four European Sites that are located within a 10km boundary of Southwark, either alone or when considered in combination with other existing plans and projects. In light of this finding, it is not required to carry out any further HRA analysis.	None
The risks to human health or the environment (for example, due to accidents);	The SA and SEA conducted for the Local Plan did not identify any potential negative impacts upon human health and the environment.	None
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	This is not an area-specific policy, but supplementary planning guidance which will apply to development across the borough. As such, it should not in itself directly result in any spatial impacts of any notable magnitude. The geographical area of the borough has been subject to an SA / SEA through the development of the Local Plan.	None

The value and vulnerability of the area likely to be affected due to—

(i) special natural characteristics or cultural heritage;	Applications for development within the borough will be assessed against relevant development policy in relation to sites of importance for cultural heritage. Southwark Council's designated heritage assets are covered by separate Local Plan and legislation. The SPD seeks a positive approach to seeking to maintain or improve the setting of these assets. No significant effects have therefore been identified.	None
(ii) exceeded environmental quality standards or limit values; or	The SPD seeks to support development in keeping with the principles outlined in national, London Plan and Local Plan policy guidance and the policies in the Local Plan have already been subject to SA/SEA to ensure development is sustainable.	None
(iii) intensive land-use.		None
Assessment 2 conclusion:	The draft Affordable Housing SPD is not likely to have a significant detrimental impact upon the environment.	

7. Conclusion: Summary of Screening Opinion

As a result of the Screening Assessment, it is concluded that Affordable Housing Supplementary Planning Document (SPD) is not likely to have significant environmental effects.

The Affordable Housing SPD conforms with the adopted Southwark Plan 2022 and corresponding Site Specific Allocations. The SPD provides guidance on these policies but does not create new policy. The policies and allocations therein have been subject to Strategic Environmental Assessment in their own right through the Southwark Plan 2022 Integrated Impact Assessment.