

Impact Assessment Matrix 1: Effect and Impact Identification

Plan, policy, programme or project under assessment:		16. Affordable Housing			Assessment ID: F44.13.004		
Sub- plan, policy, programme or project under assessment:		16.1 In line with the findings of the Runnymede SHMA the Council will seek a 40% Affordable Housing on sites of 15 net additional dwellings and over and/or housing sites of 0.5 hectares and over unless financial viability demonstrates otherwise					
Will implementation of the proposed strategic option, policy or action affect the sustainability of the Borough...		Brief description & character of the anticipated effect					
SA/SEA Objectives	Indicators / Targets /Trends <i>(see Scoping Report for full description)</i>	Description of Effect/Issue	Can the effect be quantified? (if yes, insert data reference)	Characterisation of Effect			Comments including recommendations for minor effect mitigation & enhancement <i>(See Note 4)</i>
				Duration (See Note 1)	Consequence (See Note 2)	Status (See Note 3)	
RSF1	<ul style="list-style-type: none"> Net additional dwellings for the current year (Trend: +ve , Target: Achieved) Affordable housing completions (Trend: +ve , Target: n/a) Households on the housing register (Trend: -ve , Target: N/A) Ratio of lower quartile house price to lower quartile house price by district (Trend: -ve , Target: n/a) Number of non decent homes per 1000 dwellings (Trend: +ve , Target: n/a) Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or above or equivalent Code for Sustainable Homes (Trend: Neutral/unchanged , Target: n/a) 	<i>What is the anticipated effect/issue?</i> <ul style="list-style-type: none"> This policy is in direct agreement with RSF1 	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	LP + D Data: <ul style="list-style-type: none"> Net additional dwellings for the current year Affordable housing completions Households on the housing register Ratio of lower quartile house price to lower quartile house price by district Number of non decent homes per 1000 dwellings Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or above or equivalent Code for Sustainable Homes 			This policy is in direct agreement with RSF1 as more affordable housing will increase the opportunity of homes suitable to need

Note 1 **Duration** refers to whether the anticipated effect is a short (S), medium (M) or long (L) term one, and whether it is expected to be permanent (P) or temporary (T).

Note 2 **Consequence** refers to whether the anticipated effect will be a significantly beneficial (++), beneficial (+), neutral (0), adverse (-) or significantly adverse (--)one.

Note 3 **Status** refers to whether the anticipated effect will be direct (D), indirect (I), cumulative (C) or synergistic (S).

Note 4 **PPPP can definitely do**; **PPPP could do, subject to limits or further investigation thereof**; **PPPP can't do, but others can**

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Plan, policy, programme or project under assessment:		16. Affordable Housing			Assessment ID: F44.13.004			
Sub- plan, policy, programme or project under assessment:		16.2 On housing sites between sites between 5 and 14 net additional units the Council will seek financial contributions toward the provision of affordable housing elsewhere in the Borough through its planning tariff system						
Will implementation of the proposed strategic option, policy or action affect the sustainability of the Borough...		Brief description & character of the anticipated effect						
SA/SEA Objectives	Indicators / Targets /Trends <i>(see Scoping Report for full description)</i>	Description of Effect/Issue	Can the effect be quantified? <i>(if yes, insert data reference)</i>	Characterisation of Effect			Comments including recommendations for minor effect mitigation & enhancement <i>(See Note 4)</i>	
				Duration <i>(See Note 1)</i>	Consequence <i>(See Note 2)</i>	Status <i>(See Note 3)</i>		
RSF1	<ul style="list-style-type: none"> Net additional dwellings for the current year (Trend: +ve , Target: Achieved) Affordable housing completions (Trend: +ve , Target: n/a) Households on the housing register (Trend: -ve , Target: N/A) Ratio of lower quartile house price to lower quartile house price by district (Trend: -ve , Target: n/a) Number of non decent homes per 1000 dwellings (Trend: +ve , Target: n/a) Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or above or equivalent Code for Sustainable Homes (Trend: Neutral/unchanged , Target: n/a) 	<i>What is the anticipated effect/issue?</i> <ul style="list-style-type: none"> This policy is in direct agreement with RSF1 	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Data:</i> <ul style="list-style-type: none"> Net additional dwellings for the current year Affordable housing completions Households on the housing register Ratio of lower quartile house price to lower quartile house price by district Number of non decent homes per 1000 dwellings Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or above or equivalent Code for Sustainable Homes 	LP	+	D	This policy is in direct agreement with RSF1 as more affordable housing will increase the opportunity of homes suitable to need

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Plan, policy, programme or project under assessment:		16. Affordable Housing			Assessment ID: F44.13.004			
Sub- plan, policy, programme or project under assessment:		16.3 In line with the SHMA the council will generally seek 40% intermediate housing and 60% social rented on sites where there are 10 or more affordable units being provided. On sites below 10 units a negotiated % of intermediate and social rented housing will be agreed						
Will implementation of the proposed strategic option, policy or action affect the sustainability of the Borough...		Brief description & character of the anticipated effect						
SA/SEA Objectives	Indicators / Targets /Trends <i>(see Scoping Report for full description)</i>	Description of Effect/Issue	Can the effect be quantified? <i>(if yes, insert data reference)</i>	Characterisation of Effect			Comments including recommendations for minor effect mitigation & enhancement <i>(See Note 4)</i>	
				Duration <i>(See Note 1)</i>	Consequence <i>(See Note 2)</i>	Status <i>(See Note 3)</i>		
RSF1	<ul style="list-style-type: none"> Net additional dwellings for the current year (Trend: +ve , Target: Achieved) Affordable housing completions (Trend: +ve , Target: n/a) Households on the housing register (Trend: -ve , Target: N/A) Ratio of lower quartile house price to lower quartile house price by district (Trend: -ve , Target: n/a) Number of non decent homes per 1000 dwellings (Trend: +ve , Target: n/a) Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or above or equivalent Code for Sustainable Homes (Trend: Neutral/unchanged , Target: n/a) 	<i>What is the anticipated effect/issue?</i> <ul style="list-style-type: none"> This policy is in direct agreement with RSF1 	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Data:</i> <ul style="list-style-type: none"> Net additional dwellings for the current year Affordable housing completions Households on the housing register Ratio of lower quartile house price to lower quartile house price by district Number of non decent homes per 1000 dwellings Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or above or equivalent Code for Sustainable Homes 	LP	+	D	This policy is in direct agreement with RSF1 as more affordable housing will increase the opportunity of homes suitable to need

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Sub- plan, policy, programme or project under assessment:		16.4 The council will annually review the viability of achieving affordable housing within Runnymede and will publish an accompanying Supplementary Planning Document, which will aid both developers and the Council in discussions on the level of provision to be achieved						
Will implementation of the proposed strategic option, policy or action affect the sustainability of the Borough...		Brief description & character of the anticipated effect						
SA/SEA Objectives	Indicators / Targets /Trends <i>(see Scoping Report for full description)</i>	Description of Effect/Issue	Can the effect be quantified? <i>(if yes, insert data reference)</i>	Characterisation of Effect			Comments including recommendations for minor effect mitigation & enhancement <i>(See Note 4)</i>	
				Duration <i>(See Note 1)</i>	Consequence <i>(See Note 2)</i>	Status <i>(See Note 3)</i>		
RSF1	<ul style="list-style-type: none"> Net additional dwellings for the current year (Trend: +ve , Target: Achieved) Affordable housing completions (Trend: +ve , Target: n/a) Households on the housing register (Trend: -ve , Target: N/A) Ratio of lower quartile house price to lower quartile house price by district (Trend: -ve , Target: n/a) Number of non decent homes per 1000 dwellings (Trend: +ve , Target: n/a) Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or above or equivalent Code for Sustainable Homes (Trend: Neutral/unchanged , Target: n/a) 	<i>What is the anticipated effect/issue?</i> <ul style="list-style-type: none"> This policy is in direct agreement with RSF1 	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Data:</i> <ul style="list-style-type: none"> Net additional dwellings for the current year Affordable housing completions Households on the housing register Ratio of lower quartile house price to lower quartile house price by district Number of non decent homes per 1000 dwellings Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or above or equivalent Code for Sustainable Homes 	LP	+	D	This policy is in direct agreement with RSF1 as more affordable housing will increase the opportunity of homes suitable to need

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Plan, policy, programme or project under assessment:		16. Affordable Housing			Assessment ID: F44.13.004			
Sub- plan, policy, programme or project under assessment:		16.5 The Council will actively support schemes that bring forward higher proportions of affordable housing that requested by the policy , subject to all normal planning considerations						
Will implementation of the proposed strategic option, policy or action affect the sustainability of the Borough...		Brief description & character of the anticipated effect						
SA/SEA Objectives	Indicators / Targets /Trends <i>(see Scoping Report for full description)</i>	Description of Effect/Issue	Can the effect be quantified? (if yes, insert data reference)	Characterisation of Effect			Comments including recommendations for minor effect mitigation & enhancement <i>(See Note 4)</i>	
				Duration <i>(See Note 1)</i>	Consequence <i>(See Note 2)</i>	Status <i>(See Note 3)</i>		
RSF1	<ul style="list-style-type: none"> Net additional dwellings for the current year (Trend: +ve , Target: Achieved) Affordable housing completions (Trend: +ve , Target: n/a) Households on the housing register (Trend: -ve , Target: N/A) Ratio of lower quartile house price to lower quartile house price by district (Trend: -ve , Target: n/a) Number of non decent homes per 1000 dwellings (Trend: +ve , Target: n/a) Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or above or equivalent Code for Sustainable Homes (Trend: Neutral/unchanged , Target: n/a) 	<i>What is the anticipated effect/issue?</i> <ul style="list-style-type: none"> This policy is in direct agreement with RSF1 	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Data:</i> <ul style="list-style-type: none"> Net additional dwellings for the current year Affordable housing completions Households on the housing register Ratio of lower quartile house price to lower quartile house price by district Number of non decent homes per 1000 dwellings Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or above or equivalent Code for Sustainable Homes 	LP	+	D	This policy is in direct agreement with RSF1 as more affordable housing will increase the opportunity of homes suitable to need

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Sub- plan, policy, programme or project under assessment:		16.6 All new affordable housing should be built to a standard that will make it eligible for a social housing grant						
Will implementation of the proposed strategic option, policy or action affect the sustainability of the Borough...		Brief description & character of the anticipated effect						
SA/SEA Objectives	Indicators / Targets /Trends <i>(see Scoping Report for full description)</i>	Description of Effect/Issue	Can the effect be quantified? (if yes, insert data reference)	Characterisation of Effect			Comments including recommendations for minor effect mitigation & enhancement <i>(See Note 4)</i>	
				Duration <i>(See Note 1)</i>	Consequence <i>(See Note 2)</i>	Status <i>(See Note 3)</i>		
RSF1	<ul style="list-style-type: none"> Net additional dwellings for the current year (Trend: +ve , Target: Achieved) Affordable housing completions (Trend: +ve , Target: n/a) Households on the housing register (Trend: -ve , Target: N/A) Ratio of lower quartile house price to lower quartile house price by district (Trend: -ve , Target: n/a) Number of non decent homes per 1000 dwellings (Trend: +ve , Target: n/a) Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or above or equivalent Code for Sustainable Homes (Trend: Neutral/unchanged , Target: n/a) 	<i>What is the anticipated effect/issue?</i> <ul style="list-style-type: none"> This policy is in direct agreement with RSF1 	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Data:</i> <ul style="list-style-type: none"> Net additional dwellings for the current year Affordable housing completions Households on the housing register Ratio of lower quartile house price to lower quartile house price by district Number of non decent homes per 1000 dwellings Percentage of new build and retrofit homes meeting EcoHomes Very Good standard or above or equivalent Code for Sustainable Homes 	LP	+	D	This policy is in direct agreement with RSF1 as more affordable housing will increase the opportunity of homes suitable to need

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Sub- plan, policy, programme or project under assessment:		16.7 In line with the findings of the Runnymede SHMA the Council will seek a 40% Affordable Housing on sites of 15 net additional dwellings and over and/or housing sites of 0.5 hectares and over unless financial viability demonstrates otherwise					
Will implementation of the proposed strategic option, policy or action affect the sustainability of the Borough...		Brief description & character of the anticipated effect					
SA/SEA Objectives	Indicators / Targets / Trends <i>(see Scoping Report for full description)</i>	Description of Effect/Issue	Can the effect be quantified? <i>(if yes, insert data reference)</i>	Characterisation of Effect			Comments including recommendations for minor effect mitigation & enhancement <i>(See Note 4)</i>
				Duration <i>(See Note 1)</i>	Consequence <i>(See Note 2)</i>	Status <i>(See Note 3)</i>	
RSF3	<ul style="list-style-type: none"> Proportion of children in poverty (Trend: -VE, RSF Target: N/A) Percentage of population of working age that are claiming key benefits (Trend: -VE, RSF Target: Neutral/unchanged) Percentage of households in fuel poverty (Trend: Neutral/unchanged , RSF Target: N/A) Proportion of population who live in areas that rank within the most deprived 20% of areas in the country (Indices of multiple deprivation) (Trend: -VE, RSF Target: N/A) Number of households experiencing financial exclusion i. Number of households without a current account (Trend: +VE, RSF Target: N/A) ii. Number of households without access to affordable personal credit (Data Gap) 	This policy may be in agreement with RSF3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	LP	+	D	This policy may have a positive effect on RSF3 depending upon requirements to reduce social exclusion

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Sub- plan, policy, programme or project under assessment:		16.8 On housing sites between sites between 5 and 14 net additional units the Council will seek financial contributions toward the provision of affordable housing elsewhere in the Borough through its planning tariff system						
Will implementation of the proposed strategic option, policy or action affect the sustainability of the Borough...		Brief description & character of the anticipated effect						
SA/SEA Objectives	Indicators / Targets / Trends <i>(see Scoping Report for full description)</i>	Description of Effect/Issue	Can the effect be quantified? <i>(if yes, insert data reference)</i>	Characterisation of Effect			Comments including recommendations for minor effect mitigation & enhancement <i>(See Note 4)</i>	
				Duration <i>(See Note 1)</i>	Consequence <i>(See Note 2)</i>	Status <i>(See Note 3)</i>		
RSF3	<ul style="list-style-type: none"> Proportion of children in poverty (Trend: -VE, RSF Target: N/A) Percentage of population of working age that are claiming key benefits (Trend: -VE, RSF Target: Neutral/unchanged) Percentage of households in fuel poverty (Trend: Neutral/unchanged , RSF Target: N/A) Proportion of population who live in areas that rank within the most deprived 20% of areas in the country (Indices of multiple deprivation) (Trend: -VE, RSF Target: N/A) Number of households experiencing financial exclusion i. Number of households without a current account (Trend: +VE, RSF Target: N/A) ii. Number of households without access to affordable personal credit (Data Gap) 	This policy may be in agreement with RSF3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<ul style="list-style-type: none"> Proportion of children in poverty Percentage of population of working age that are claiming key benefits Percentage of households in fuel poverty Proportion of population who live in areas that rank within the most deprived 20% of areas in the country (indices of multiple deprivation) Number of households experiencing financial exclusion i. Number of households without a current account 	LP	+	D	This policy may have a positive effect on RSF3 depending upon requirements to reduce social exclusion

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Sub- plan, policy, programme or project under assessment:		16.9 In line with the SHMA the council will generally seek 40% intermediate housing and 60% social rented on sites where there are 10 or more affordable units being provided. On sites below 10 units a negotiated % of intermediate and social rented housing will be agreed						
Will implementation of the proposed strategic option, policy or action affect the sustainability of the Borough...		Brief description & character of the anticipated effect						
SA/SEA Objectives	Indicators / Targets / Trends <i>(see Scoping Report for full description)</i>	Description of Effect/Issue	Can the effect be quantified? <i>(if yes, insert data reference)</i>	Characterisation of Effect			Comments including recommendations for minor effect mitigation & enhancement <i>(See Note 4)</i>	
				Duration <i>(See Note 1)</i>	Consequence <i>(See Note 2)</i>	Status <i>(See Note 3)</i>		
RSF3	<ul style="list-style-type: none"> Proportion of children in poverty (Trend: -VE, RSF Target: N/A) Percentage of population of working age that are claiming key benefits (Trend: -VE, RSF Target: Neutral/unchanged) Percentage of households in fuel poverty (Trend: Neutral/unchanged , RSF Target: N/A) Proportion of population who live in areas that rank within the most deprived 20% of areas in the country (Indices of multiple deprivation) (Trend: -VE, RSF Target: N/A) Number of households experiencing financial exclusion i. Number of households without a current account (Trend: +VE, RSF Target: N/A) ii. Number of households without access to affordable personal credit (Data Gap) 	<ul style="list-style-type: none"> This policy may be in agreement with RSF3 	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<ul style="list-style-type: none"> Proportion of children in poverty Percentage of population of working age that are claiming key benefits Percentage of households in fuel poverty Proportion of population who live in areas that rank within the most deprived 20% of areas in the country (indices of multiple deprivation) Number of households experiencing financial exclusion i. Number of households without a current account 	LP	+	D	This policy may have a positive effect on RSF3 depending upon requirements to reduce social exclusion

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Sub- plan, policy, programme or project under assessment:		16.10 The Council will annually review the viability of achieving affordable housing within Runnymede and will publish an accompanying Supplementary Planning Document which will aid both developers and the Council in discussions on the level of provision to be achieved					
Will implementation of the proposed strategic option, policy or action affect the sustainability of the Borough...		Brief description & character of the anticipated effect					
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RSF3	<ul style="list-style-type: none"> Proportion of children in poverty (Trend: -VE, RSF Target: N/A) Percentage of population of working age that are claiming key benefits (Trend: -VE, RSF Target: Neutral/unchanged) Percentage of households in fuel poverty (Trend: Neutral/unchanged , RSF Target: N/A) Proportion of population who live in areas that rank within the most deprived 20% of areas in the country (Indices of multiple deprivation) (Trend: -VE, RSF Target: N/A) Number of households experiencing financial exclusion i. Number of households without a current account (Trend: +VE, RSF Target: N/A) ii. Number of households without access to affordable personal credit (Data Gap) 	This policy may be in agreement with RSF3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	LP	+	D	This policy may have a positive effect on RSF3 depending upon requirements to reduce social exclusion

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Will implementation of the proposed strategic option, policy or action affect the sustainability of the Borough...		Brief description & character of the anticipated effect						
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Will implementation of the proposed strategic option, policy or action affect the sustainability of the Borough...		Brief description & character of the anticipated effect						
SA/SEA Objectives	Indicators / Targets /Trends <i>(see Scoping Report for full description)</i>	Description of Effect/Issue	Can the effect be quantified? <i>(if yes, insert data reference)</i>	Characterisation of Effect			Comments including recommendations for minor effect mitigation & enhancement <i>(See Note 4)</i>	
				Duration <i>(See Note 1)</i>	Consequence <i>(See Note 2)</i>	Status <i>(See Note 3)</i>		
RSF3	<ul style="list-style-type: none"> Proportion of children in poverty (Trend: -VE, RSF Target: N/A) Percentage of population of working age that are claiming key benefits (Trend: -VE, RSF Target: Neutral/unchanged) Percentage of households in fuel poverty (Trend: Neutral/unchanged , RSF Target: N/A) Proportion of population who live in areas that rank within the most deprived 20% of areas in the country (indices of multiple deprivation) (Trend: -VE, RSF Target: N/A) Number of households experiencing financial exclusion i. Number of households without a current account (Trend: +VE, RSF Target: N/A) ii. Number of households without access to affordable personal credit (Data Gap) 	This policy is in direct agreement with RSF3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<ul style="list-style-type: none"> Proportion of children in poverty Percentage of population of working age that are claiming key benefits Percentage of households in fuel poverty Proportion of population who live in areas that rank within the most deprived 20% of areas in the country (indices of multiple deprivation) Number of households experiencing financial exclusion i. Number of households without a current account 	LP	+	D	This policy is in direct agreement with RSF3 as access to social housing grants will help reduce social exclusion

Note 1 **Duration** refers to whether the anticipated effect is a short (S), medium (M) or long (L) term one, and whether it is expected to be permanent (P) or temporary (T).

Note 2 **Consequence** refers to whether the anticipated effect will be a significantly beneficial (++), beneficial (+), neutral (0), adverse (-) or significantly adverse (--).one.

Note 3 **Status** refers to whether the anticipated effect will be direct (D), indirect (I), cumulative (C) or synergistic (S).

Note 4 **PPPP can definitely do**; **PPPP could do, subject to limits or further investigation thereof**; **PPPP can't do, but others can**