

AFFORDABLE HOUSING SPD				
SA Theme	TASK A2	TASK A3		
	Baseline analysis	TASK A3 : Identifying sustainability issues and problems		
SA Theme	Baseline Situation	Issue	Opportunities	Interrelationships
Biodiversity	No additional baseline information	Not relevant for this SPD	Not relevant for this SPD	
Water and Soil	No additional baseline information	Not relevant for this SPD	Not relevant for this SPD	
Population & Human Health	<p><i>Health Trends</i></p> <ul style="list-style-type: none"> 16.1% of Ashford's population have a limiting long-term illness 7.24% of the population report that their general health is not good <p>Population</p> <ul style="list-style-type: none"> Retired population will increase by 62% by 2021 	<ul style="list-style-type: none"> Providing a decent home and quality of life Needs to be responsive to local circumstances 	<ul style="list-style-type: none"> Provide for supported housing for vulnerable people with local need Ensure affordable homes are built to deliver a better quality of life for the inhabitants Provide for sheltered and extra care housing for older people Deliver sustainable home which meet the Lifetime Homes Standard 	<p>Social Inclusion</p> <p>SA Objective :- 6 , 7</p>
Air	No additional baseline information	Not relevant for this SPD	Not relevant for this SPD	
Climatic Factors	No additional baseline information	<ul style="list-style-type: none"> Cut down of commuting by retaining local people and local jobs within the Borough, therefore less commuting. 	<ul style="list-style-type: none"> Provide affordable housing 	
Material assets	No additional baseline information	Not relevant for this SPD	Not relevant for this SPD	
Cultural Heritage & Landscape	No additional baseline information	Not relevant for this SPD	Not relevant for this SPD	

<p>Economic Development</p>	<p>Housing</p> <ul style="list-style-type: none"> 65.8% of responses to the Housing Needs Survey indicated an inability to afford to buy a home as a reason to move, 49.3% a lack of affordable rented housing. 	<ul style="list-style-type: none"> Providing housing for workforce to deliver employment targets (including public services) Affordability of home ownership Retaining earnings and economic benefits to the local community/area. 	<ul style="list-style-type: none"> Provide affordable housing to meet needs of expanding population to retain staff within the borough 	<p>Social Inclusion</p> <p>LDF SA Objective :- 9 & 19</p>
<p>Social Inclusion</p>	<p>Housing Need</p> <ul style="list-style-type: none"> 87% of households live in accommodation suitable for their needs Average price of flats and terraced houses are £130,276 and £155,883 respectively 67% cannot afford private rental and home ownership is beyond the reach of 79% of concealed households, even though around 35% of them earn over £27,300 pa, the national average. Social stock is now 15.3%, lower than the national average of 19.3%. 5,500 homes (15%) (May 2002) are occupied by at least 1 disabled resident <p>Homelessness - Accepted Duty</p> <ul style="list-style-type: none"> 2000/01 (73), 2001/02 (141), 2002/03 (140), 2003/04 (141), 2003/05 (157) 	<ul style="list-style-type: none"> Need to provide safe and secure housing for people High house prices in the borough affecting the opportunities for people to buy property. People on low incomes People who are vulnerable Households in formation People in need of supported housing Increasing numbers of people with housing need Homelessness 	<ul style="list-style-type: none"> Providing mixed tenure communities to deliver sustainable communities Achieving secured by design principles Increased provision of affordable housing to meet local need. Help to prevent homelessness Building for Life standards 	<p>Population & Human Health Economic Development</p> <p>SA Objective :- 8 , 7 , 13</p>

AFFORDABLE HOUSING SPD																						
TASK A5																						
TESTING THE AFFORDABLE HOUSING SPD OBJECTIVES AGAINST THE LDF SA FRAMEWORK.																						
Objectives of the DPD																						
A	To ensure a range of house types is provided compatible with the needs of the population of the Borough is provided, including affordable housing																					
B	To provide a range of affordable housing for rent or shared ownership to meet the housing needs of the borough																					
C	To clearly demonstrate the mechanisms that will be required to enable those needs to be met																					
D	To deliver new affordable housing in accordance with the adopted policy in the LDF Core Strategy																					
E	To prevent and tackle homelessness																					
AFFORDABLE HOUSING SPD Objectives and SA Interaction Matrix																						
	LDF Sustainability Objective																					
SPD Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
A	-	-	-	-	-	-	-	-	C	-	-	-	C	-	-	-	-	-	C	-	-	C
B	-	-	-	-	-	-	-	-	C	-	-	-	C	-	-	-	-	-	C	-	-	C
C	-	-	-	-	-	-	-	-	C	-	-	-	C	-	-	-	-	-	-	-	-	-
D	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	C	-	-	C
E	-	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	-	-	C	-	-	C
Key																						
C	Compatibility											N	Objectives are not compatible									
?	Uncertainty over compatibility											-	No relationship between objectives									