

Sustainability Appraisal for the
Draft Developer Contributions
Supplementary Planning
Document



Local Development Framework

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دیکھو سنو

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1. INTRODUCTION

1.1 Sustainability Appraisal

In accordance with the Planning and Compulsory Purchase Act 2004, Wakefield Metropolitan District Council is required to undertake a sustainability appraisal (SA) to assess the environmental, economic and social effects of Supplementary Planning Documents (SPDs).

SPDs expand on policies and proposals set out in the Council's emerging development plan (the Local Development Framework) and saved policies in the current adopted Unitary Development Plan First Alteration (UDP).

The Developer Contributions SPD supplements Policy R2 of the Wakefield UDP, which was adopted in 2003. The approach set out in the SPD also supports the objectives and policies set out in the Core Strategy and Development Policies DPDs, which form part of Wakefield's LDF.

This report presents the findings of the SA on the Developer Contributions SPD and follows the methodology set out in the scoping report of this document.

SAs help planning authorities fulfil the objective of contributing to achieving sustainable development in preparing its plans and documents. The SA considers the SPD's implications from a social, economic and environmental perspective, by assessing the various options and objectives against available baseline data and sustainability objectives. The role of SA is to identify the likely significant effects and consider ways of mitigating adverse effects, and aims to improve the performance of the document from a sustainability perspective.

SPDs must comply with the requirements for community involvement and SA and must be in conformity with a development plan policy or proposal.

1.2 Strategic Environmental Assessment

In addition to the above requirement a 'Strategic Environmental Assessment' (SEA) must also be carried out in accordance with the requirements of European Directive 2001/42/EC on the "*assessment of the effects of certain plans and programmes on the environment.*" The objective of the SEA Directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoptions of plans, with a view to promoting sustainable development.

SEA and SA are very closely linked. SA aims to integrate sustainability issues into decision making by appraising the plan or strategy using environmental, social and economic objectives. SEA aims to facilitate sustainable development but its emphasis is on integrating environmental considerations into decision making through a thorough analysis of environmental issues.

The requirements for the SEA Directive have been incorporated into the SA process, and the SA assesses environmental as well as social and economic effects of the SPD, consistent with SA guidance. Appendix 3 lists the requirements of the Directive and provides sign-posting as to where in the SA they have been covered.

Sustainability Appraisal Overview and Timetable

The Government has produced guidance on how to carry out a 'sustainability appraisal', drawn from the statutory regulations relating to the SEA Directive and SA¹. In line with the guidance a framework has been developed to help assess and monitor the effects of the SPD with objectives, targets and indicators. This is set out in Section 6. The objectives from the framework are drawn from the Regional Sustainability Development Framework (RSDF) prepared by the Yorkshire and Humber Regional Assembly in 2003.

There are several stages to the SA process and this report represents stages B and C in undertaking a full SA of the Developer Contributions SPD.

Stage of the SA process

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope (known as the scoping stage)

- Evidence gathering - collecting baseline information on relevant environmental, social and economic topics
- Outlining other policies, plans and programmes which will inform the Developer Contributions SPD
- Identifying appropriate indicators and developing a framework for undertaking the appraisal systematically
- Identifying key sustainability issues with regard to the topics being dealt with in the SPD.
- Consulting with statutory bodies with social, environmental and economic responsibilities to ensure the scope of the appraisal is satisfactory

Stage B: Preparing and refining options and assessing effects

- Testing the SPD objectives against the framework
- Predicting the effects of the SPD options

Stage C: Prepare comprehensive sustainability appraisal report to accompany draft SPD for consultation

- Assessing the significant effects of the SPD
- Highlight how the SA has informed the preparation of the SPD and the difference it has made
- Recommendations for mitigation

Stage D: Following consultation appraise any consequential modifications to the SPD and publish final SA together with the adopted SPD.

Stage E: Monitoring implementation of the SPD and publish sustainability monitoring reports periodically as part of the Annual Monitoring Report as new information becomes available.

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks' published by the Office of the Deputy Prime Minister (ODPM) November 2005

2. BACKGROUND FOR THE DEVELOPER CONTRIBUTIONS SPD

The purpose of the Developer Contributions SPD is to set out how benefits for the community, which reasonably arise from development proposals in the district, will be negotiated and delivered. The draft SPD will be a material consideration in relevant planning applications and has been produced in accordance with Government Circular 05/05 (Planning Obligations) that requires that all contributions must be directly related and proportionate to proposed development. The SPD sets out the reasoned justification and method of calculating developer contributions across a range of facilities and services including open space and community, health and recreation uses.

New development, either cumulatively or individually, will place pressure on existing local resources, services and existing infrastructure, such as schools for example due to the influx of population arising from the development of a new housing estate. Equally new development could have a material impact on the amenity and character of surrounding area.

Planning obligations (also known as Section 106 agreements) are a very important means of mitigating these effects and ensuring that appropriate levels of infrastructure are provided within the vicinity of the development. The SA measures the extent to which these effects will be mitigated.

The SA assesses the effects of the SPD in terms of their scale, likelihood, permanence, magnitude and significance against the SA objectives of the framework and makes suggestions on how the SPD could be improved to mitigate any adverse effects.

2.1 Consultation on the Sustainability Appraisal

An initial scoping report was undertaken as the first stage of the SA process. This initial report looked at the potential sustainability effects of the Developer Contributions SPD which informed the scope and level of detail of the SA. The outcome of the scoping report was the development of the Sustainability Appraisal Framework within which the SPD objectives will be tested and provides the structure and scope of the final SA.

An early engagement stage of consultation was carried out on the initial scoping report alongside the draft SPD. Following that early engagement a number of responses were given and changes have been made to this document taking into account the comments raised. The early engagement comments received on the scoping report together with Council responses are contained in Appendix 1.

Comments on this report are invited from the consultation bodies required by the SEA Regulations together with other key consultees who represent social, economic and environmental interests in Wakefield. These consultees have been identified in accordance with the Statement of Community Involvement and are set out below:

- Countryside Agency
- English Heritage
- English Nature
- Environment Agency
- Yorkshire and Humber Assembly
- Yorkshire Forward
- Wakefield First
- Kirklees Metropolitan Council
- Barnsley Metropolitan Council

- Doncaster Metropolitan Council
- Selby District Council
- Leeds City Council
- City of Bradford Council
- Calderdale District Council
- Learning and Skills Council for West Yorkshire
- West Yorkshire Strategic Health Authority
- Mid Yorkshire Chamber of Commerce and Industry

In addition to the above consultees the public will be consulted on the SA report.

3. RELEVANT PLANS, PROGRAMMES AND OBJECTIVES

The SPD may be influenced in various ways by other plans, strategies and policies which are at national, regional and local level. These documents have been reviewed as part of this appraisal to determine the objectives and targets relevant to this SPD.

This section contains a brief introduction of plans, strategies and policies that are relevant to the Developer Contributions SPD.

3.1 National Policy

Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs) set out Government policy on a wide range of development issues such as housing, the economy, and the environment and transport issues at a national level.

PPS 1: Delivering Sustainable Development

In order to meet the aims of PPS1 the provisions within the SPD seek to promote:

- Urban and rural regeneration which will improve the well being of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities.
- Communities which are inclusive, healthy, safe and crime free, whilst respecting the diverse needs of communities and the special needs of particular sectors of the community.
- Reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development.

PPS 3: Housing

PPS3 sets out the national planning policy framework for delivering the Government's housing objectives. The affordable housing element of the SPD will assist in achieving the objectives to provide for the need for affordable housing as set out in PPS3. PPS3 uses the presumption that affordable housing will be provided on the application site to create a mix of housing. However, in some circumstances off site provision or a contribution in place of on site provision may be accepted as long as it contributes to the creation of mixed communities.

PPS 6: Planning for Town Centres

Improving accessibility to city and town centres and ensuring that existing and new development is, or will be, accessible and well served by different means of transport such as cycling and public transport is one of the key aims of PPS6. The Developer Contributions SPD may assist in maintaining or improving accessibility to retail facilities.

PPS9: Biodiversity and Geological Diversity

PPS9 sets out planning policies on the protection of biodiversity and geological conservation. Planning obligations may be used to ensure that developments do not lead to a significant loss in biodiversity and any potential impacts are mitigated.

PPS 12: Local Development Frameworks (LDFs)

An integral component of PPS12 is to ensure that effective public participation, community involvement and consultation will be an integral part of preparing the SPD which will be prepared in accordance with PPS 12.

PPG13: Transport.

PPG13's objective is to integrate planning and transport at the national, regional, strategic and local level and to promote sustainable transport. Planning obligation can be used to ensure that developments are fully integrated within the highway and transport networks, and transport needs are met in a sustainable manner.

PPG15: Planning and the Historic Environment

PPG15 sets out the government policies on the protection of historic buildings, conservation areas, and other elements of the historic environment. Planning obligations can be used to ensure that the historic environment is protected and where necessary restored.

PPG 17: Open Space, Sport and Recreation

Planning obligations should be used where appropriate to seek increased provision of open spaces and local sports and recreational facilities, and the enhancement of existing facilities. Developer contributions can be used as a means to remedy deficiencies in the quantity and quality of open space.

PPS23: Planning and Pollution Control

The main aim of PPS23 is to ensure that the planning system plays a key role in determining the location of development, which may give rise to pollution. Planning obligations may be used to mitigate the impact of pollution and contamination.

PPG24: Planning and Noise

PPG24 gives guidance on minimising and mitigating the adverse impact of noise. Planning obligations can be used to minimise the impact of noise.

PPS 25: Development and Flood Risk

In order that the wider aims of sustainable development are met it may be necessary to permit development that requires provision of flood risk management such as defence and mitigation works. In these circumstances contributions may be sought to fund these provisions.

PPS10: Planning for Sustainable Waste Management:

The key aim of the guidance is to drive waste management up the waste hierarchy (i.e. reducing the amount of waste sent to land fill and adopt more environmentally sustainable methods such as recycling and composting). This requires most of the waste to be treated as close to the source as possible (the proximity principle) .

Safer Places: The Planning System and Crime Prevention (ODPM, 2005)

This guidance provides advice on creating safe, sustainable and attractive environments. Planning obligations can be used to secure contributions and improvements to the built environment in order to 'design out' crime.

Securing the Future: Delivering UK Sustainable Development (2005)

This document seeks to promote and deliver sustainable development. It states that *“good planning is a creative, powerful tool which brings together the range of ingredients which vibrant and viable communities require: high quality education provision, health provision, cultural facilities, jobs and decent local environment, as well as quality homes.”* Planning obligations are a key mechanism in delivering sustainable development.

Circular 05/05

Specific policy guidance relating to developer contributions has been provided in Circular 5/05 - Planning Obligations (July 2005) and states that planning obligations should only be sought where they meet the following tests:

- Relevant to planning
- Necessary to make the proposed development acceptable in planning terms
- Directly related to the proposed development
- Fairly and reasonably related in scale and kind to the proposed development
- Reasonable in all other aspects

Furthermore, this circular encourages local authorities to use formulae and standard charges as part of the framework for negotiating and securing planning obligations to speed up negotiations by ensuring predictability in terms of the likely size and scale of the contribution.

Environmental and Rural Communities Act (2006)

This places a duty on local authorities to *“raise the profile and visibility of biodiversity and make it natural and integral part of policy and decision making.”* Planning obligations may be used to ensure that developments do not lead to a significant loss in biodiversity and any potential impacts are mitigated.

Community Infrastructure Levy

The Government proposes through the planning bill to introduce a *Community Infrastructure Levy* to fund infrastructure projects that is needed as a result of new development. This is the Government's alternative to proposed planning gain supplement. The levy is in effect a tax on the uplift in the land value following the granting of planning permission. The uplift would be based on the difference between the market value of the land following planning permission and the market value before planning permission is granted.

The proposed levy will operate alongside planning agreements which will continue to be used to provide affordable housing and other requirements.

3.2 Regional Policy

At the regional level the Regional Spatial Strategy for Yorkshire and Humber (RSS) provides a further interpretation of strategic planning policies which influence local policies and are reflected in the Developer Contributions SPD.

Regional Sustainable Development Framework (RSDF)

The RSDF seeks to ensure that sustainable development is an integral part of policy and decision making at regional, sub-regional levels and local levels.

Regional Spatial Strategy for Yorkshire and the Humber

The current Regional Spatial Strategy for Yorkshire and Humber (RSS), issued by the Secretary of State in December 2004, provides the regional policy context for the preparation of the Council's LDF.

Recent legislation changes mean that the RSS now forms part of the Wakefield's statutory development plan, alongside the UDP. Draft new RSS has been prepared by the Yorkshire and Humber Assembly. The latest version incorporating the Secretary of State's Proposed Changes was issued for public consultation in October 2007.

The draft RSS sets out the scale, priorities and broad locations for change and development in the region over the period to 2026. It provides a framework for 'where things go' and 'how much' development should take place. It includes a Regional Transport Strategy, and links all this with broader issues such as the environment, sustainable development and quality of life.

Regional Economic Strategy 2006-2015

The Regional Economic Strategy (RES) 2006-2015 provides a 10-year strategy for economic development in Yorkshire and the Humber region. It also provides a framework of 6 key objectives around which businesses, public agencies, voluntary groups and communities can focus their investment and effort.

Objective 3 seeks to emphasise '*Skilled people – with talents that employers value and which offer due reward*'. The contributions sought from the Developer Contributions SPD will seek to directly contribute towards objective 3.

West Yorkshire Second Local Transport Plan 2006 -2010 (2006)

This document sets out a programme for wide range of improvements to local transport over the period 2006 – 2011. It seeks to deliver a more sustainable transport system, improve accessibility, road safety, air quality, facilities for pedestrians and cyclists and highway conditions.

Yorkshire Plan for Sport (2004-2008)

This seeks to create an active and successful sporting region. It sets a regional target of 32% of adults to achieve the Department of Health's physical activity guidelines by 2008.

3.3 Wakefield Plans and Strategies

Wakefield also has a number of planning policies and documents such as the Wakefield UDP policies adopted in 2003, which provides the current spatial framework and planning policies for the District, as well as various other relevant policies, which are summarised below.

Wakefield District Community Strategy 2006 – Developing Knowledge Communities

The Community Strategy has been rolled forward and reviewed. The original vision and challenges from Fast Forward have been largely retained but priority for the next three years is 'developing knowledge communities', i.e. building up levels of skills and confidence in individuals and communities. The Council entered into a Local Area Agreement in April 2006 which focuses on families and neighbourhoods and is the main delivery plan for the revised Community Strategy. The Agreement includes 21 key improvements to be achieved over the next 3 years. These include:-

- Increasing business formation in the district;
- Increasing educational attainment;
- Increasing employment;

- Reducing domestic violence;
- Reducing homelessness.

Aspects of the vision, particularly creating a dynamic local economy, achieving attractive environments, improving the quality of housing, improving accessibility and increasing the range of services available locally, have a spatial dimension (i.e. they take a different form in different parts of the district) which the LDF can help deliver.

In line with the Community Strategy contributions sought from developers will seek to fulfil the priorities of this strategy.

Air Quality Assessment

The third review and assessment of air quality has identified areas in which the annual mean nitrogen dioxide health based standard is not being, or is not likely to be achieved. Four new areas have been designed as AQMAs within Castleford, Featherstone, Pontefract and Knottingley.

Developers will have to demonstrate the air quality impact of any proposed development within these areas.

Wakefield Greenspace Strategy

The SPD will seek to increase the number of residents that live within the catchment area of accessible greenspace in line with the Green Space Strategy.

A Playing Pitch Plan for Wakefield District 2005-2015

This SPD will seek contributions towards the future management, implementation, improvement and development of playing pitches across the district in meeting community needs.

Wakefield District Cultural Strategy 2007-2012

This SPD will seek to create sustainable communities through generating and investing in human, social and knowledge capital.

Wakefield Transport Strategy 2007

This SPD will seek to improve transport across Wakefield for the benefit of all residents.

Wakefield Cycling Strategy 2002

The SPD will seek to provide a cycle friendly infrastructure comprising the road network, and supplemented by cycle tracks to enable cyclists to reach destination safely and conveniently.

Wakefield Municipal Waste Strategy

The SPD will seek to reduce the annual increase in waste production per household in line with the Regional Waste Strategy and increase the amount of waste recycled in line with the Wakefield Municipal Waste Strategy.

The Right of Way Improvement Plan 2007

The SPD will seek contributions towards improving public rights of way and improving the opportunities for exercise; open-air recreation and enjoyment of the area, and the accessibility of public rights of way to those who are blind; partially sighted and others with mobility problems”.

Wakefield: Developing the Vision and Wakefield: A Strategic Framework for the District (Koetter Kim, 2005)

'*Wakefield: Developing the Vision*' identifies specific priority areas within the city centre with the identification of objectives and design principles as part of Yorkshire Forward's urban renaissance programme, and sets out a 20 year vision for the urban renaissance of the city of Wakefield.

The framework addresses district-wide issues and contains recommendations for further action.

As part of the urban renaissance programme the council appointed Gehl Architects to carry out an audit and detailed assessment of open space within the city centre (Wakefield Strategy Plan - December 2004). There is a dearth of green space within the city centre and other parts of the district.

Policy R2 of the Wakefield Unitary Development Plan First Alteration

At local level, the UDP approaches planning obligations through policy R2 which seeks to minimize the effects of proposed development. This policy is used as a tool to secure planning obligations which can overcome the negative effects of development and achieve other policies in the plan.

Emerging LDF Policies

The emerging LDF proposes a number of policies in the Core Strategy and Development Policies DPDs which, where appropriate, will result in a planning obligation and a developer contribution..

Parish Plans

The SPD will seek to deliver the aims and improvements set out within the Parish Plans. The following parishes are known to have prepared or be preparing Parish Plans though the list is expanding continually:

- Badsworth
- Crigglestone
- Ryhill and Havercroft
- Sharlston
- South Hiendley

Masterplans

Although in most cases masterplans have no statutory backing, they provide details about individual proposals for development. Where the Council has been involved in its preparation, a masterplan that conforms with the Core Strategy may be a material consideration when determining a planning application.

3.4 Other Local Guidance

A number of local guidance documents currently set out the approach to some aspects of securing developer contributions. These documents may be replaced in part or in full by the Developer Contributions SPD once it is adopted. Relevant documents are:

Supplementary Planning Guidance 5: Sustainable Development Guide

This document sets out the principles of sustainable development and how these can be applied in practice to the development process.

Supplementary Planning Guidance 6: Affordable Housing

Explains the Council's procedures on how the planning system can assist in the provision of affordable housing. Developer contributions will seek to increase the levels of affordable housing in the District of the scale and type that is required to meet local housing need.

Supplementary Planning Guidance 7: Parking Standards

A set of cycle and parking standards covering a range of land use types and locations. Monies secured through planning obligations will assist in achieving the objectives of the Parking Standards SPG.

Residential Design Guide

This document sets out the standards and guidelines against which planning applications for residential development will be considered by the Local Planning Authority and its aim is to encourage an innovative and flexible approach to new development.

Wakefield City Centre Streetstyle Design Guide

This document forms the basis for development of the public realm throughout Wakefield. It has three overarching principles for the public realm these being the creation of a people orientated city, creation of a sense of identity for Wakefield and the creation of a spatial hierarchy to provide a structure for the development of the public realm.

These documents can be viewed online at www.wakefield.gov.uk or are available from the Council on request.

4 BASELINE INFORMATION

Government guidance emphasises that baseline information provides the basis for predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them. The collection of this data about the current state of the District with regard to developer contributions is used within the SA to help predict the SPD's effects.

Indicators and targets have been identified at this stage to enable the SA indicators and targets to be established later on in the Sustainability Appraisal Framework.

The list below in Table 1 gives a summary of baseline topics which are also objectives for this SPD.

The SPD objectives are as follows.

- (SPDO1) Secure the provision of affordable housing within housing development to meet identified needs**
- (SPDO2) Secure the provision of public open space within new development to address deficiencies and meet needs of the local population**
- (SPDO3) Provide sufficient school places to meet the additional need that new residential development generates**
- (SPDO4) Secure appropriate off site highways and transportation works to support the development and benefit the wider network**

- (SPDO5) Secure appropriate off site drainage and environmental works to militate against effects of run off and water resources**
- (SPDO6) Ensure the provision and maintenance of a high quality public realm**
- (SPDO7) Provide high quality public art as part of wider public realm improvements**
- (SPDO8) Secure the provision of community and health facilities to meet identified needs**
- (SPDO9) Secure the provision of cultural and sport facilities to meet identified needs**
- (SPDO10) Contribute towards the economic regeneration of the district**
- (SPDO11) Ensure that refuse and waste disposal facilities are provided close to the source**
- (SPDO12) Enhance air quality and reduce emissions**

These objectives have been developed following the early engagement stage of consultation. The SA process has been an important companion to the plan making process and has fed into each stage of the preparation of the draft SPD, initially helping to identify the issues that the draft SPD needs to address. From the review of the baseline and sustainability issues emerged a series of more detailed objectives that address local needs and infrastructure requirements.

The objectives have been designed for dealing with local development needs and policy requirements as set out in the baseline review relating to affordable housing, air quality, waste disposal and public open space etc.

4.1 Summary of Key Sustainability Issues

Affordable Housing

The national policy related to affordable housing is contained primarily in PPS 3: Housing and Circular 0698: Planning for Affordable Housing. These establish a definition of affordable housing and the parameters within which local authorities can seek to secure provision through new development.

The demand for housing has been high recently, specifically in the northern and western parts of the District. Completions between March-2004 and March 2007 averaged 1,166 dwellings per annum, compared with the draft revised RSS (incorporating the Secretary of State's proposed changes) requirement for a net housing rate of 1,600 dwellings per annum between 2008-2026. Demand for new housing has also been high in some parts of the southeast of the District but other parts have experienced market failure necessitating action to bring about renewal.

House prices have risen steeply throughout the District, leading to local shortages of affordable housing in all areas. Shortages are the most acute in the northern and western areas where prices are highest but even in the southeast there are local shortages of some types of affordable housing. Average house prices remain 7% lower than the regional average.

The emerging LDF proposes policies relating to affordable housing. These seek to ensure that all proposals for residential development above the thresholds outlined in the policies must provide affordable dwellings where there is an identified local need for them as shown in the Wakefield Housing Needs Survey (2007) as updated annually in the Housing Needs Statement.

From April 2004 to July 2007 affordable housing schemes have been agreed, which gives a total subsidy for affordable housing of £5,497,029. The numbers of units delivered in this time is 50 and this comprises 3 lifetime homes, 5 disabled bungalows, 4 bungalows, 7 flats and 27 houses. Schemes currently secured but not yet delivered include 60 units and comprise 6 disabled bungalows, 1 lifetime home, 23 flats and 30 houses.

Public Open Space

PPG17 sets the national context for open space and recreation issues. It highlights the role this issue plays in underpinning people's quality of life and supporting broader government objectives such as urban renewal, social cohesion and sustainable development. By helping to secure appropriate open space and recreation facilities as part of new development, this SPD would be entirely consistent with PPG17.

There are 22 urban parks managed and maintained by the Council. Wakefield Countryside Service manages over 1100 acres of land including two country parks, nature reserves, woodlands and commons for the benefit of wildlife and for people to enjoy. Over the last twenty years Wakefield has witnessed a decline in the quality of open spaces within the District. (Wakefield Greenspace Strategy). The need for public open space associated with new developments will continue and may be required for leisure, commercial and other uses in addition to residential.

Since 2000, contributions of £522,625 have been sought towards improvements to parks and public spaces which were identified by the Greenspace Strategy as priorities for open space and recreation across the District. To date, schemes include Grasmere Road playing fields, Charlston Common, Redhill Avenue, Milnsthorne Playing Fields, Thornes Park and Saville Park both of which included equipped playspaces.

Education facilities

Adult educational attainment in the District is low; over 39% of Wakefield's residents aged between 16 and 74 have no qualifications. Furthermore the level of people educated to degree level is the lowest in West Yorkshire and significantly below the national average. GCSE scores are rising at one of the highest rates in Yorkshire.

Currently education contributions are sought only where the new housing that will generate a need for places which cannot be met by existing schools. The decision as to whether new school places will be required is based on public information issued from the Council's Family Services Directorate. Education contributions will be an important part of future developer contributions where existing facilities cannot meet the demands arising from new development. Such contributions will usually be directed at providing additional capacity but where it can be shown that the existing facilities are significantly substandard then an upgrade of existing facilities could be considered.

In line with contributions for affordable housing, developments of 15 houses or more will be assessed for the need of a developer contribution. The number of school pupils resulting from a housing development is based on 3 children per age group per 100 houses.

The basis of calculating a contribution is the DFES cost multiplier - the current figures for which are primary £10,372 per place, secondary (11-16) £15,848 per place and post 16 £17,013 per place.

A more focused approach to the need for education contributions has developed in recent years with sums being achieved at Lambsons, Castleford (£592,900) and Aberford Road, Wakefield (£100,000). In the past a sum of £40,000 was received at Woolley Colliery although this had to be passed to Barnsley Metropolitan Borough Council under the term of the agreement. Once the developer contributions SPD is in force, regular monitoring of contributions will take place.

Public Realm

One of the key objectives of the Wakefield's Community Strategy (Developing Knowledge Communities) is to enhance the quality of place by "creating and maintaining quality environments that are clean, safe, healthy, accessible and pleasant – places where we live, visit and enjoy that everyone can be proud and feel ownership of".

The Council intends to incorporate the principles and strategy outlined in the Wakefield City Centre Streetstyle Design Guide into the Central Wakefield Area Action Plan DPD and incorporate the detailed design guidance in a SPD as appropriate. Developer contributions are being sought for improvements within the vicinity of the Emerald Ring and the area within it.

Public realm contributions will become more important as the Council seeks to improve the quality of residential, commercial, leisure and other environments within the city. To date, contributions have been secured towards tree planting on the Emerald Ring at Ings Road, Wakefield and a contribution to environmental initiatives in College Grove, Wakefield.

Public Art

The Council has adopted public art guidelines to ensure there is a co-ordinated and consistent approach to the commissioning, design and maintenance of public art throughout the District. The provision of public art improves and enhances the quality of the environment, particularly in city and town centre developments and within major developments. Well designed, high quality public art has a significant impact on the public's perception and experience of public realm and public spaces.

Off site highways and transportation works

Peak period traffic has been a problem in the city centre with over 82% of people arriving in the city centre by car in the peak hours in 2006 (Wakefield City Centre Cordon Count Manual Directional Modal Split Surveys 2006). Peak hour traffic has risen by approximately 5% between 2000 and 2006. This causes significant peak hour queuing problems at several points throughout the city of Wakefield. New developments will add to this congestion. Generally public transport services are poor in many areas including the Five Towns and between different parts of the District.

Due to its proximity to the motorway network and major urban centre such as Leeds, Wakefield has a high proportion of commuting journeys made by car (among the highest in the region) and two car households.

In order to ensure a safe development in highway terms and to alleviate the existing problems on the road these works are a necessity and they vary in terms of location and the development. Contributions towards these works have never been quantified to date in Wakefield.

In future contributions to public transport, (bus stops and shelters, metro passes and potentially park and ride facilities) cycleways/ footpath networks and other sustainable transport initiatives can increase access to local facilities and surrounding areas and contribute to reducing congestion.

Off site drainage and environmental works

Contributions toward off site drainage schemes have been achieved for a scheme in South Elmsall towards Frickley Colliery Drainage Scheme.

A developer funded drainage and flood risk reduction works is currently being implemented at a cost £335K. These works have been secured through developer contributions and funding is available for at least four years.

Measures toward environmental works include future watercourse maintenance in the areas of Ackton Pastures and Castleford. Environmental village improvements which include all local community benefits as well as works to an adjoining factory to limit noise and dust.

Community and Health Facilities

Life expectancy between 2003 and 2005 in Wakefield was below the national average at 79.9 years for females and 75.8 for males (PSA Floor Targets Local Authority Profiles August 2007). This is steadily increasing.

The proportion of residents with limiting long-term illness has risen from 15.3% in 1991 to 22.4% in 2001. Almost half of these are working age.

New residential development also increases pressure on health facilities and the need to seek developer contributions is increasingly being recognized to improve the health of the district.

Various benefits such as village sports and community facilities and the promotion of local employment (Tesco, Hemsworth) have previously been sought, however, to date these contributions have been sought on an ad hoc basis.

The impact of significant developments on community facilities needs to be considered. In the past the development of 375 houses at Woolley Colliery resulted in contributions of £100k (payable to a local community trust) and £45k (payable to WMDC) for the enhancement of local community facilities. The provision of land for a community centre on site and mains gas and cable TV to an existing adjacent settlement was also secured.

At present, there is no evidence to provide baseline information. Once the developer contributions SPD is in force, regular monitoring of contributions will take place.

Cultural and Sports Facilities

The Cultural Strategy has identified the links between culture and the Council's other priorities and the contribution that culture and sport makes to quality of life, health, aspiration and economic prospects, environment and safer and stronger communities within the District.

In addition, satisfaction with cultural and sport facilities within the District is lower than comparable areas and the development of a sustainable network of high quality sport, recreation and fitness facilities is a key aim of the Council's recently adopted Sports Strategy.

Economic Regeneration

As outlined previously, adult educational attainment in the District is low although steadily improving. Providing skills training for current employer needs within the District would be one way of underpinning the economic regeneration which is taking place in many parts of the District. Where new industrial/commercial developments are proposed then a contribution to secure training opportunities to fill local skills gaps may be appropriate.

Refuse and Waste Disposal

In 2006/07 13.38% of the District's household waste was recycled. 11.47% of the total municipal waste is recycled.

Air Quality

The Core Strategy recognises that areas of poor air quality arise and where this is a particular problem Air Quality Management Areas (AQMAs) will be identified. Where development is close to or could have a significantly detrimental impact then mitigation measures may be appropriately secured through a planning obligation.

Air quality is becoming a major issue for Wakefield especially within the five towns and the city of Wakefield (including city and town centres) where pollution levels exceed government targets. Given the predicted growth in population and car traffic, air quality is likely to worsen over the next 10 to 15 years especially at key motorway or road junctions. The SPD provides an opportunity to mitigate the effects of air quality and address the effects of development through the use of planning obligations and planning conditions.

Other Benefits Secured

These have been secured on an ad hoc basis.

Conclusions

As demonstrated above, planning obligations can cover a large number of issues and it is therefore necessary to establish at the local level what sort of planning obligation is appropriate for each planning application.

Limitations and Outstanding Data

The baseline data collected at this stage is meant to give a general overview of the sustainability issues facing the Wakefield District. Once consultation has been carried out and comments are known it may be necessary to collect and collate additional data.

The requirement to monitor the sustainability effects of the Developer Contributions SPD in the long run (as set out in Section 6 – Sustainability Appraisal Framework) will provide further detailed and focused baseline information for use in subsequent SAs.

5 SUSTAINABILITY ISSUES ASSOCIATED WITH DEVELOPER CONTRIBUTIONS

Key sustainability issues have been identified from the review of relevant planning documentation as well as the baseline information and are described below.

5.1 Social

Demands for housing combined with rising house prices throughout the District have lead to local shortages of affordable housing in all areas. Shortages are the most acute in the northern and western areas where prices are highest but even in the south east there are local shortages for some types of affordable housing. The Wakefield Preliminary Strategic Housing Market Assessment Final Report (2007) identifies an annual shortfall of affordable accommodation for 885 households, whilst the basic annual shortfall of affordable accommodation across Wakefield is 971 dwellings. Developer contributions towards affordable housing ensure that local residents who have been excluded from the general market are provided for.

In order to promote healthier communities and improve access to services, developer contributions towards recreation open space, education and health provision can mitigate the deficit that could be caused by new developments in communities not adequately provided with such services and facilities, or where new developments would result in additional demand on existing facilities and reducing the quality of service to existing residents.

Developer contributions to public transport, cycleways/footpath networks and other 'green transport' initiatives can also increase access to local facilities.

5.2 Environmental

In seeking contributions for improvements which make a development proposal acceptable, wider benefits to the local environment may result.

Developer contributions towards recreation and open space enhance the landscape and amenity value of a site and the immediate area and the provision of sustainable drainage schemes (SUDS) can have a beneficial impact on the water environment of the site and the local area.

5.3 Economic

Developer contributions towards affordable housing schemes and mixed housing schemes will have positive economic effects, such as assisting lower paid workers to live close to work and helping local residents remain in the area. Furthermore, the higher densities will ensure the efficient use of land for the community as a whole and will generate further support for local services as well as act as the catalyst for new provision.

In requiring developer contributions consideration should be given to the potential negative effect they may have on the development if the contributions placed on developers actually deter investment. Therefore any contributions sought must be necessary and appropriate to the development proposed as required by Circular 05/05.

6. SUSTAINABILITY FRAMEWORK

A range of objectives have been identified, which cover the full range of sustainability issues, to measure the success of the policies and proposals included in the Developer Contributions SPD. The objectives are based on the four Government aims for sustainability (Government's UK strategy for Sustainable Development, A Better Quality of Life (May 1996):

- Social progress which recognizes the needs of everyone
- Effective protection of the environment
- Prudent use of natural resources
- Maintenance of high and stable levels of economic growth and employment

The following section presents the 'Sustainability Appraisal Framework' through which the SPD will be assessed.

The SA objectives and indicators for economic, social and environmental issues are identified in Table 2 overleaf.

The indicators used are based on the ODPM guidance as well as guidance from the Yorkshire and Humber Assembly. The source of the indicator, where known, is number-referenced (1-5) and listed below:

1. Local Quality of Life Counts (DETR, July 2000)
2. Quality of Life Counts (DETR, December 1999)
3. Audit Commission Voluntary Quality of Life Indicators (Definitions handbook, Audit Commission, 2002-2003)
4. DTI Business Competitiveness Indicators (Unitary/Local Authority/Learning and Skills Council areas/NUTS areas)
5. DETR Indices of Deprivation, 2000

A number of the sustainability objectives have a wide scope and involve an overlap between themes (e.g. a quality built environment that makes good use of derelict sites, minimises travel and promotes balanced development). In such cases the use of some of some indicators may be repeated.

Table 2: Sustainability Appraisal Framework: objectives, sub objectives and indicators

Sustainability Objectives (Ref)	Sub Objectives	Indicators and Source
Economic		
<p>Good quality employment opportunities available to all (SA1)</p> <p>Conditions which enable business success, economic growth and investment (SA2)</p>	<ul style="list-style-type: none"> • Will it ensure employment opportunities are accessible by public transport • Will it maximize local skills? 	<ul style="list-style-type: none"> • Proportion of people of working age who are in work (2) (3) • Proportion of people of working age out of work for more than two years (2) • Proportion of unemployed people claiming benefits who have been out of work for more than a year • Employment
Social		
<p>Education and training opportunities to build skills and capacities (SA3)</p>	<ul style="list-style-type: none"> • Will it improve levels of basic skills and/ or information/ communication technology (ICT)? • Will it support the voluntary sector and/ or promote volunteering? 	<ul style="list-style-type: none"> • Adult education facilities • Learning participation (2) • Qualification/ skills – percentage of working age population (16 to 64/59 with qualifications to either NVQ level 1 / 2 equivalent, NVQ level 3 or 4 or a trade apprenticeship or with no formal qualifications (4)
<p>Conditions and services to engender good health (SA4)</p>	<ul style="list-style-type: none"> • Will it improve equitable access to health service? (especially to groups of people most excluded and in the highest need) • Will it address health inequalities (address the gap between those with the worst health and those with better health)? 	<ul style="list-style-type: none"> • Proportion of journeys on foot or by cycle • Access to local green space (2) • Achievement of 'Accessible Natural Green Space Standards' • Access to the countryside (2) • Health inequalities

Social		
Safety and security for people and property (SA5)	<ul style="list-style-type: none"> • Will it reduce fear of crime • Will it reduce causes of accidents (including measures to reduce road accidents such as speed restrictions and traffic calming)? 	<ul style="list-style-type: none"> • Level of crime (2) • Fear of crime (1) (2) • Percentage of residents surveyed who feel 'fairly safe' or 'very safe' after dark whilst outside in their local authority
Vibrant communities to participate in decision making (SA6)	<ul style="list-style-type: none"> • Will it improve and increase community facilities? • Will it improve social cohesion in deprived former mining communities? 	<ul style="list-style-type: none"> • Percentage of people who feel that their local area is a place where people from different backgrounds and communities can live together harmoniously (3) • Percentage of voluntary/ community organizations in a specified locality per 1,000 that performed well or very well in the last year
Create, enhance and provide accessibility to culture, leisure and recreation activities (SA7)	<ul style="list-style-type: none"> • Will it increase provision of culture, leisure and recreation (CLR) activities/ venues? • Will it increase non- car based access to CLR activities? • Will it increase participation in CLR activities by tourists and local people? • Will it preserve, promote and enhance regional culture and heritage? • Will it improve access and affordability of CLR facilities which engender health, quality of life and learning? 	<ul style="list-style-type: none"> • Number of leisure and recreation facilities • Number of leisure and recreation groups/ clubs • Proximity of facilities to public transport nodes
Local needs met locally (SA8)	<ul style="list-style-type: none"> • Will it ensure essential services (e.g health services and shops) and resources to serve communities are available within reasonable non car based traveling distance? • Will it provide appropriate housing for local needs? 	<ul style="list-style-type: none"> • Percentage of residents surveyed finding it easy to access key local services • Percentage of residents defined as within a distance of 500m (15 minutes walk) of key local services (3)

	<ul style="list-style-type: none"> • Will it support the vibrancy of city, town and village centres 	<ul style="list-style-type: none"> • Access to a post office (5) • Access to food shops (5) • Access to a GP (5) • Access to a primary school (5) • Facilities for young people (3)
Quality housing available to everyone (SA9)	<ul style="list-style-type: none"> • Will it make housing available to people in need (taking into account requirements of location, size, type and affordability)? • Will it provide affordable housing opportunities throughout the District • Will it improve the quality of housing stock (increase safety and security, reduce unfit housing, improve accessibility for people with disabilities)? 	<ul style="list-style-type: none"> • Affordable housing (house price/ earnings affordability ratio) (3) • Availability of good quality housing for all social groups including low income households, lone parent households, ethnic minorities, disabled and young people • Affordable housing completion figures
Environmental		
To provide a transport network which maximizes access whilst minimizing detrimental impacts (SA10)	<ul style="list-style-type: none"> • Will it reduce the need to travel by increasing access to key resources and services by means other than the car (e.g. by improving public transport)? • Will it provide/ improve/ promote information about alternatives to car based transport? • Will it support less use as well as more efficient use of cars (e.g. car sharing)? • Will it improve access to 	<ul style="list-style-type: none"> • Access to services in rural areas (2) • Access for disabled people (2) • Density of development • Passenger travel by modes (2) • Percentage of residents surveyed using different modes of transport, their reason for, and distance of, travel (3)

	<p>opportunities and facilities for all groups?</p> <ul style="list-style-type: none"> • Will it make the transport/ environment attractive to non-car users (e.g pedestrians and cyclists)? 	<ul style="list-style-type: none"> • Percentage of children travelling to (a) primary school and (b) secondary school by different modes of transport (3) • Leisure trips by mode of transport (2)
<p>A quality built environment that protects and enhances its historic assets, and efficient land use patterns that make good use of derelict sites, minimise travel and promote balanced development (SA11)</p>	<ul style="list-style-type: none"> • Will it promote the development of communities with accessible services, employment, shops and leisure facilities? • Will it increase the use of sustainable urban drainage (which reduces run-off and improves water quality)? • Will it ensure new developments provide essential services accessible without use of a car and are accessible by public transport? • Will it preserve or enhance architectural or other heritage assets? 	<ul style="list-style-type: none"> • Percentage of new housing developed on previously developed land (3) • Loss or damage to listed buildings, scheduled ancient monuments or other nationally/ regionally important archaeological sites, historic parks and gardens, historic landscapes and their settings and regional examples that have been identified as worthy or preservation and identified as such in West Yorkshire's Historic Environment Record.
<p>A bio-diverse and attractive natural environment (SA12)</p>	<ul style="list-style-type: none"> • Will it protect and enhance existing priority habitats and species and provide for appropriate long term management of wildlife habitats? • Will it promote, educate and raise awareness of the enjoyment and benefits of the natural environment and biodiversity and promote access to wildlife on appropriate sites? 	<ul style="list-style-type: none"> • Net change in natural/ semi-natural habitats (1)
<p>Minimal pollution levels (SA13)</p>	<ul style="list-style-type: none"> • Will it clean up contaminated land? • Will it lead to an improvement in air quality within the designated AQMAs? 	<ul style="list-style-type: none"> • Number of days of air pollution (1) <p>Number of days per year when air pollution is moderate or higher for PM10</p> <p>Annual average nitrogen dioxide</p>

		<p>concentration</p> <ul style="list-style-type: none"> • Concentrations of NO2 in the AQMAs • Concentrations of selected air pollutants (2) • Population living in AQMAs
<p>Minimal greenhouse gas emissions and a managed response to the effects of climate change (SA14)</p>	<ul style="list-style-type: none"> • Will it reduce greenhouse gas emissions from transport? • Will it increase the amount of energy from renewable sources that is generated and consumed in the region? • Will it reduce risk from flooding? 	<ul style="list-style-type: none"> • CO2 emissions by end user (2) • Energy efficiency of road passenger travel/ average fuel consumption of new cars (2) • Proportion of energy supplied from renewable sources • Number of properties located in flood risk zone 2 or 3
<p>Prudent and efficient use of energy and natural resources with minimal production of waste (SA15)</p>	<ul style="list-style-type: none"> • Will it increase prevention, re-use, recovery and recycling of waste? • Will it increase awareness and provide information on resource efficiency and waste? 	<ul style="list-style-type: none"> • Household waste recycling

7. DEVELOPING AND REFINING OPTIONS AND ASSESSING EFFECTS

7.1 Developing and Refining Options

The next stage of the process is to develop/identify SPD options so that they can be tested against the SA objectives.

The scope of the DPD could have been extended to cover additional potential sources of contribution, such as climate change related contributions, however details of the scope are prescribed by the policies set out in the UDP and the emerging LDF.

Higher thresholds would potentially discourage developers from offering a financial contribution especially where abnormal costs are involved and they would not reflect local needs or circumstances. This could have a potential negative effect on the economy especially within city and town centres where the housing market is still developing and settlements with a high proportion of brownfield or environmental constraints.

The thresholds/triggers identified in the SPD are largely based on national targets or local assessments of need such as housing need assessments and greenspace audits etc. The SPD sets out the justification for these thresholds/triggers.

In Wakefield District, the use of planning obligations will become increasingly important in the future in the light of growing population demands (which is forecast to rise by 10.6% by 2030) and recent household trends. Draft revised RSS confirms that the district of Wakefield will become a focus for major growth and investment within the Leeds City Region and aims to capitalise on the growth of Leeds economy by developing the role of the city centre as a sub regional city and the five towns as engines of future growth. This will lead to a significant increase in the scale and amount of development within the district. In turn it will place increasing pressure on local services and infrastructure to meet future demand and needs. As such it is considered that there are no viable alternatives to the SPD.

The Government proposes to introduce a community infrastructure levy as a means of charging developers for the provision of infrastructure. This option is currently being debated through the parliamentary process and remains a possible option for the future.

Without the implementation of the SPD there would be no mechanism to secure the provision of physical and social infrastructure in association with development. The introduction of a contributions framework will provide certainty to developers and applicants as part of a consistent and transparent approach.

The 'do-nothing' approach runs counter to government guidance and objectives of the SA framework.

7.2 Testing the SPD Objectives against the Objectives of the SA Framework

In order to ensure there are no conflicts between national, regional and local sustainability objectives it is necessary to test that the SPD objectives are compatible with the SA framework.

The objectives set out in Section 4 have been tested against the SA objectives. This analysis of objectives supersedes that provided as an early indication in the scoping

report, taking into account amendments that have been made since the early stages of consultation. So, therefore, the SPD objectives as set out in Section 4 (Table 1) have been tested for compatibility with the SA objectives as set out in Section 6 (Table 2) using a matrix.

The findings of this new analysis largely support the previous findings, and no significant incompatibilities have been identified.

Where compatibility is unclear or assumptions have been made, comments and/ or recommendations have been made. These are presented below:

SPD objective 4 versus SA objective 14 – Improvements to highways and transportation works should give priority to pedestrians and cyclists over cars within the District, specifically in settlement centres. Public transport should be maximized and prioritized. Failure to do so will conflict with the sub objective to reduce greenhouse gas emissions from transport.

SPD objectives 1 and 9 versus SA objectives 11 and 12 – These objectives could possibly conflict if the sites chosen for new development impact on local landscape or areas of importance for biodiversity

SPD objective 7 versus SA Objective 11 – In general improvements to public realm have positive sustainability effects, however the only concern is that they should be designed in order to respect the importance of existing historical or cultural features.

SPD objective 9 versus SA objective 11 – Given that SA objective 11 contains a number of elements the compatibility of these two objectives is unclear in terms of the protection and enhancement of the historic environment. Careful consideration needs to be given as it will depend upon how economic regeneration is implemented as to whether it preserves and enhances architectural or other heritage assets.

SPD objective 9 versus SA objectives 13 and 14 – Careful consideration needs to be given as the potential for economic regeneration based on the District's road transport links could lead to an increase in carbon emissions and greater use of non renewable resources

Table 3: Testing the objectives of the SPD against objectives of the SA

Objectives	SPD01	SPD02	SPD03	SPD04	SPD05	SPD06	SPD07	SPD08	SPD09	SPD10	SPD11	SPD12
SA1	--	--	✓	--	--	--	--	--	✓	--	--	--
SA2	--	--	✓	--	--	--	--	--	✓	--	--	--
SA3	--	--	✓	--	--	--	--	--	✓	--	--	--
SA4	--	✓	✓	--	--	--	✓	✓	--	--	✓	?
SA5	--	--	--	✓	--	--	✓	--	✓	--	--	--
SA6	✓	✓	✓	--	--	--	✓	✓	✓	--	--	--
SA7	--	✓	--	--	✓	✓	✓	✓	✓	--	--	--
SA8	✓	--	✓	✓	--	✓	✓	✓	✓	--	--	--
SA9	✓	--	--	--	--	--	--	--	--	--	--	--
SA10	--	--	--	✓	--	--	--	--	✓	--	--	--
SA11	?	✓	--	✓	✓	✓	?	✓	?	--	--	✓
SA12	?	--	--	--	--	✓	--	--	?	--	--	✓
SA13	--	--	--	✓	--	✓	--	--	?	✓	✓	✓
SA14	--	--	--	?	✓	✓	--	--	?	--	✓	✓
SA15	--	--	✓	--	✓	✓	--	--	--	✓	--	✓

For a list of SPD objectives please see Table 1

For a list of SA objectives please see Table 2

✓ - Objectives are compatible

? - Compatibility is unclear and may depend on how the objective is implemented

x – Objectives are incompatible

-- No obvious relation between the objectives

7.3 Sustainability Appraisal of the Draft SPD Policies and Proposals

The policies and proposals set out in the draft SPD have been appraised against the agreed SA Objectives. The appraisal focused on identifying the significant environmental, social and economic effects which may result from the implementation of the policies. The policies and proposals have been assessed for their likely impact against the 15 SA objectives, and findings of the assessment are summarised below:

Table 4: Appraisal of SPD Options

SPD Proposals	SA Objective														
	SA1 Employment	SA2 Economy	SA3 Education	SA4 Health	SA5 Security	SA6 Participation	SA7 Leisure	SA8 Local Needs	SA9 Housing	SA10 Transport	SA11 Land use	SA12 Natural Environment	SA13 Pollution Levels	SA14 Climate Change	SA15 Natural Resources
Affordable housing	✓	✓	--	--	✓	✓	--	✓	✓	--	?	?	--	--	✓
Public open space	--	--	--	✓	--	✓	✓	✓	--	✓	✓	--	✓	✓	--
Education	✓	✓	✓	--	--	--	--	✓	--	--	--	--	--	--	--
Highways & Transportation	✓	✓	✓	✓	✓	✓	✓	✓	--	✓	✓	--	✓	?	--
On or Off site drainage/ environmental works	--	--	--	--	--	--	--	--	--	--	✓	✓	--	✓	--
Public realm	--	--	--	✓	✓	✓	✓	✓	--	✓	✓	--	--	--	--
Public art	--	--	--	✓	✓	✓	✓	✓	--	✓	✓	--	--	--	--
Community & health	--	✓	--	✓	✓	✓	✓	✓	--	--	✓	--	--	--	--
Cultural & sport	--	✓	--	✓	--	✓	✓	--	--	--	✓	--	--	--	--
Economic Development & Local Skills	✓	✓	✓	--	--	✓	--	✓	--	✓	?	?	?	?	--
Refuse & waste	--	--	--	--	--	--	--	--	--	--	--	--	✓	✓	✓
Air quality	--	--	--	✓	--	--	--	--	--	--	--	--	✓	--	--
Sustainable Construction	✓	✓	--	✓	--	--	--	✓	✓	✓	✓	✓	✓	✓	✓

Key	
Very sustainable	✓ ✓
Sustainable	✓
Uncertain	?
Neutral	--
Unsustainable	✗
Very Unsustainable	✗ ✗

The table demonstrates the effects that emerged when testing the SPD policies and proposals against the SA objectives. Overall, it is considered that the SPD will have positive implications for sustainability. No significant negative impacts have been identified.

A number of unclear impacts were identified where the effects unclear and had the potential to be negative impacts. For example, contributions sought which encourage travel by modes other than by private car have very good impacts on sustainability although there may be environmental consequences of these contributions (i.e. toward highway infrastructure) as well of the potential incompatibility with reducing the need to travel. In these cases it is important that monitoring these unclear effects takes place to ensure that they do not become negative impacts.

7.4 Positive Effects

The vast majority of the predicted effects are positive against the SA objectives and include:

- Enhancing public transport to ensure employment opportunities are available by public transport
- Helping to increase the number of journeys made by means other than the car, including by walking, cycling or public transport
- Encouraging new facilities to be provided within and close to new developments
- Providing affordable housing in areas of local need
- Encouraging social mobility and social cohesion
- Protecting and enhancing areas of cultural, environmental and historic interest
- Promoting regeneration and sustainability objectives
- Raising the quality of development especially in terms of quality of design
- Promoting more viable and inclusive communities and sustainable patterns of development
- Promoting the use of sustainable construction methods

Where appropriate, the Council should explore the opportunity for pooling Section 106 agreements from a number of developments that create the need for infrastructure e.g. within city and town centres.

7.5 Adverse Effects

There are no significant negative/ adverse impacts identified. The impact of improved transport infrastructure may have consequences for air pollution and pedestrians etc, but this impact is not clear and therefore cannot be called an adverse impact.

On the other hand, the provision of affordable housing could have a potential adverse effect on the quality of the built environment in the absence of guidance relating to design and layout of affordable housing as part of a larger development.

In line with government policy, particularly PPS1 and PPS3, affordable housing should be designed to an equally high standard and quality as the rest of the development (especially in terms of design and quality of materials) to avoid social ghettos and create a balanced mix of housing. PPS3 states that affordable housing units should blend in with the general character and appearance of a development and the area in which it is situated. There should be no difference between private sector market housing and affordable housing. Poorer quality affordable housing could reinforce social stereotypes and undermine social cohesiveness contrary to social objectives.

The SPD should include further guidance relating to the design of affordable housing to help mitigate negative effects set out above. In addition, there is a need for monitoring indicators for assessing the effects of the SPD against sustainability objectives and targets as well as their effectiveness in delivering desired outcomes.

7.6 Uncertain Effects

The prediction of certain effects is unclear and can depend on how the objectives are implemented in terms of what effect it has; this is demonstrated by the economic regeneration and biodiversity objectives. In circumstances like these the nature and level of the effects will depend on the locations of the sites chosen for development.

8. CONCLUSIONS AND RECOMMENDATIONS

The objectives of the Developer Contributions SPD that promote the provision of improved local amenities, services and infrastructure are very sustainable. Such contributions will mitigate the effects of new development and provide benefits for the local community by improving the quality of the surrounding area and attracting investment and regeneration. However, it is important that the SPD seeks the right balance of contributions and all necessary planning obligations are obtained – the SPD gives equal attention to all the most likely to occur needs. It is important that the requirements are not set at unreasonable levels that would prevent development from taking place that is needed to meet Wakefield's social and economic needs. This is necessary to ensure that development goes ahead which might otherwise be refused.

Appendix 2 illustrates how each theme of the Developer Contributions SPD performs against the SA framework. For the most part of the proposals suggest a significant positive effect, with no significant negative effect yet identified. For proposals rated with uncertain effects further SA work will help refine the reports of which will be set out in the draft SPD and its SA report.

Changes have already been made to the draft SPD in response to the SA and these are outlined below.

- The objectives of the SPD have been revised to more closely reflect sustainability objectives and elaborate on the issues set out in the baseline review (e.g. dealing with waste close to the source in line with the proximity principle).
- An earlier draft version of the SPD included sustainable design within the scope of the developer contributions framework. Energy efficiency and sustainable design measures will be achieved through design policies of the Core Strategy and Development Policies DPDs and monitoring process. As such, this section has been deleted from this draft version. However, a section on how sustainable construction has been added.

Appendix 1: Consultation Responses

Scoping Report consultation – Summary of comments received

Name	Organisation	Other plans and programs	Comments/ further baseline data	Sustainability issues which need including	Sufficient level of detail	General Comments (Summarised by Wakefield MDC)
Mr Beverley Smith	GVA Grimley	PPS 3	Include PPS 3	Section 5.2 Overemphasis on SUDS - this is just one environmental measure that ensures sustainability	Indicators in section 6.0 could be expanded further i.e SA1 employment (direct, indirect etc) SA5: crime statistics; SA15: no of community recycling initiatives	
Mr Henry Peterson	Sports England			Issues identified such as long term ill and morbidity stats should be reflected in health and participation (Section 5)		<p>The PGS should be referred to and relevant DC policies associated with CS31, CS22 and Yorkshire Plan for Sport. There is support behind the statement 'there is considered to be insufficient greenspace within the district'</p> <p>Evidence that bus use and cycle use if falling - developer contributions to apply to improving and creating new footpaths.</p> <p>Use Sport England statistics for community and health facilities. They have data on participation levels in the district</p> <p>Participation rates in physical activity should be used as an indicator re quality of life indices within the table in Section 6</p>
Mrs Jenny Poxon	Yorkshire and Humber					No comment on the document.
Mr Sam Kipling	Environment Agency					PPS25 should be included in the list of national policy documents

Name	Organisation	Other plans and programs	Comments/ further baseline data	Sustainability issues which need including	Sufficient level of detail	General Comments (Summarised by Wakefield MDC)
Mr Ian Smith	English Heritage (Yorkshire Region)					Problems associated with using four separate areas under Objective SA11. Because of the diverse nature of the elements encompassed by this objective, it is likely that a particular policy approach could have a positive outcome for one aspect of Objective SA11 whilst, at the same time, having a negative impact upon one or more of its other aspects. For example, whilst developer contributions towards transport developments might score positively against the minimising travel aspect of Objective SA11, they could potentially have an adverse impact upon the character of a conservation area and, thus, would score negatively against the historic environment aspect of that objective.
						As a result, a positive score against one element of the objective may, in fact, be cancelled out by a negative score for another element. Thus a "composite" objective, such as SA11, may well "mask" potential negative (and indeed, beneficial) effects of the policy. This may make it difficult to identify likely significant effects and, in consequence, what mitigation measures might need to be developed. They believe, therefore, that there is a clear case for having a specific objective covering the protection and enhancement of the District's historic assets.
						Section 5 - Public realm improvements are also likely to have positive benefits for both the environment and the economic well-being of the District.
						Objective SA 11 - Notwithstanding our concerns, above, regarding this particular objective, given the requirement within the SEA Directive for the appraisal to assess the potential significant effects upon "cultural heritage including architectural and archaeological heritage", they would have expected at least one of the sub-objectives (and its Indicators) to refer to the impact upon the historic environment. The proposals to include the public realm improvements as an area which may attract developer contributions could, potentially, have a major positive impact upon the character and setting of the District's historic assets.
						Table of SA objectives and SPD objectives - In view of the potential benefits for the townscape which would arise through the creation of a high-quality public realm (SPD07), it is unclear why it is recorded as "no obvious relation" against SA Objective 11. It is possible that this is as a result of the use of a composite indicator. In addition, whilst there might be benefits for certain aspects of SA Objective 11 in terms of the historic environment the impact of SPD objectives 01, 04, 08 and 09 will depend on how they are implemented. This would also appear to be the case for SPD objectives 03 and 10. This demonstrates the problems of having an SA objective which encompasses a number of different aspects

Name	Organisation	Other plans and programs	Comments/ further baseline data	Sustainability issues which need including	Sufficient level of detail	General Comments (Summarised by Wakefield MDC)
Mr J Mitchell	Crigglestone Parish Council	Need more health reports and plans which highlight health problems, some of which are attributable to the consequences of over-development and traffic pollution.	Need to include data on the levels of health problems associated with traffic pollution. These should be available for each Ward area.	The document could do more to highlight the detrimental impact of development on health.		<p>Air quality- Development should not be allowed where this could have a detrimental impact on air quality in or adjacent to existing poor air quality areas. Allowing further development in these cases is not planning, but madness and it poses a clear threat to health.</p> <p>Where development is close to or could have a significantly detrimental impact upon air quality in poor air quality areas. Mitigations measures can be put in place to attempt to overcome detrimental impacts. Planning obligation can be the tool to secure these measures.</p>
			Need data on the impact of the loss of environmental habitat, caused by development and what the costs to both human and eco systems are in totality.	Need data on the impact of the loss of environmental habitat caused by development and what the costs to both human and eco systems are in totality.	See previous response to Q3.	
Mrs S Templeman	Acworth Parish Council	Emphasis on rural communities	The amount of development in villages causes problems - there is no correlation between the effects they cause and the solutions i.e transport exacerbates the problems and puts more pressure on infrastructure and existing roads.			The questions and references are not user friendly

		Trees in conservation areas must be firmed up and not dealt with on an adhoc basis.				
		In rural areas ensure identities and amenities are not lost				

Name	Organisation	Other plans and programs	Comments/ further baseline data	Sustainability issues which need including	Sufficient level of detail	General Comments (Summarised by Wakefield MDC)
Mrs Rose Freeman	Theatres Trust			Concerns that the need for developer contributions for cultural activities and facilities has not been identified and we wish to be assured that theatre buildings will benefit appropriately under the terms of s.106 agreements.		<p><u>Question 5.</u> As new developments take place, new houses built and new residents arrive, existing theatres and leisure facilities within development areas' catchments will be required to meet demands of increasing audience numbers. The Trust is concerned that theatre buildings will not benefit enough from the use of the proposed Planning Gain Supplement, and that with the decrease of Lottery funds, Treasury funds and EU structural funds and the greater likelihood of audiences with lower levels of disposable income, theatres will find it increasingly hard to unlock new sources of funding to help pay for improvements to meet new market demands.</p> <p>S106 has significantly benefited the provision of cultural facilities and there are many important examples of theatre buildings that have been protected or benefited directly from developer contributions that secured replacement/ substitution. These include Aylesbury Theatre a new 300-seat theatre provided by the sale of residential properties on another site and the Southampton Mayflower Theatre, which has had substantial signage and landscape enhancements provided by an S106 from an adjoining development.</p>
						<p><u>Question 6.</u> They recommend that to avoid any confusion the word 'cultural' is added to the bullet point at 3.1 to read <i>Social, education, recreation, cultural or sporting facilities.</i></p>

Name	Organisation	Other plans and programs	Comments/ further baseline data	Sustainability issues which need including	Sufficient level of detail	General Comments (Summarised by Wakefield MDC)
Mr J Titchener	Highways Agency					The Agency would support that in future contributions could be sought for public transport initiatives including bus stops and shelters, metro passes, the provision of timetable information and potentially park and ride facilities. The Agency supports this as it has the potential to reduce the number of commuter trips generated on the SHN or indeed the local network.
						Circular X/2006 makes the following references regarding highway improvements:
						It is Government policy to look for alternatives to building new roads, by reducing the impact of road users, improving road performance through network management and smarter journey choices.
						Any strategic road capacity constraint on sustainable economic development should be identified at the RSS stage.
						Where appropriate the Agency will provide advice and technical support to guide the scale and location of economic development proposals in relation to the strategic road network, including advice on the scale and nature of network improvements and demand management measures.
						In working with developers, the Agency will expect to see proposals that include ways to reduce traffic impact - developers can no longer expect that all traffic they might be produced will be allowed without restraint.
						Where new capacity and/or other improvements are required to mitigate the impact of traffic generated by developments, then those improvements will need to address any existing issues at that location.
						In many locations, the degree to which it is possible to provide infrastructure to cater for development and traffic growth may be constrained by environmental and society's tolerance levels.
						Developers must submit plans for the implementation and maintenance of measures (through travel plans) that will minimise traffic generated by their development.
						There is a general presumption against capacity enhancements on routes of strategic national importance purely to accommodate new developments. Capacity enhancements should be identified in the RSS and would not normally be considered as a fresh proposal at the planning application stage.
						Where multiple development proposals may have a significant (cumulative) impact on the network, proportional investment may be required for the necessary improvements. It may be beneficial for a ringmaster to act as a broker for the public sector and developers. The Agency will not act as a ringmaster.
						In terms of air quality - It is noted that Wakefield has already declared four AQMA's around the district (see below bullet points) and as such any developments that could exacerbate problems in any of these areas could be required to provide some form of mitigation through the forthcoming EU Directive 96/62, which it is believed will indicate that all planning applications will need to come with an EIA as well as the usual Transport Assessment.
						It would be best to deter any developments from Wakefield AQMA's as they may exacerbate the air quality further depending on the findings of the EIA from developers in these areas. To help avoid this though better use of enforced travel plans is strongly encouraged.

Appendix 2: Sustainability Appraisal of the SPD

In carrying out the sustainability appraisal of the SPD, a series of matrices have been used to document the predicted effects of each objective against the 15 sustainability objectives and their sub objectives, which have been developed in the earlier stages of the SA process.

The following key indicates the symbols and abbreviations that have been used in these matrices.

Abbreviations	Description
Magnitude of effect	
✓✓	Very sustainable
✓	Sustainable
--	Neutral
?	Uncertain
✘	Unsustainable
✘✘	Very Sustainable
Likelihood of effect	
H	High
M	Medium
L	Low
Scale of effect	
G	Global
N	National
R	Regional
L	Local
Permanence of effect	
T	Temporary
P	Permanent

Definition of timescale

Short-term: 0 – 10 years of the plan

Medium term: 10 – 20 years of the plan

Long term: After the life of the plan

SPD Objective 1: Affordable housing					
Economic					
	Scale	Permanence	Likelihood	Assessment	Justification for Assessment
Employment opportunities (SA1)	L	P	H	✓	Contributions toward affordable housing may allow local workers to retain jobs
Conditions which enable economic growth (SA2)	L	P	H	✓	Encourages provision of housing for key workers
Social					
Education and training opportunities (SA3)				--	No predicted impact/ neutral impact
Conditions to engender good health (SA4)				--	No predicted impact/ neutral impact
Safety and security for people and property (SA5)	L	P		✓	Contributions toward affordable housing may improve housing status which may result in less crime
Vibrant communities to participate (SA6)	L	P		✓	Increased provision of affordable housing through contributions may improve community vibrancy
Accessibility to culture and leisure facilities (SA7)				--	No predicted impact/ neutral impact
Local needs met locally (SA8)	L	P		✓	Contributions towards affordable housing may help to meet the local housing need
Quality housing available to everyone (SA9)	L	P		✓	Contributions sought will help to ensure quality housing is available to everyone
Environmental					
Transport – max access minimize impacts (SA10)				--	No predicted impact/ neutral impact
Quality built environment and efficient land use patterns (SA11)	L	P	-	?	Dependant on the location of affordable housing sought through contributions, the impact of affordable housing on this objective is unclear.
A bio-diverse and attractive natural environment (SA12)	L	P	-	?	Dependant on the location of affordable housing sought through contributions, the impact of affordable housing on this objective is unclear.
Minimal pollution levels (SA13)				--	No predicted impact/ neutral impact
Minimise greenhouse gas emissions (SA14)				--	No predicted impact/ neutral impact
Prudent use of resources, minimal waste (SA15)				✓	Contributions toward affordable housing may mean more efficient use of land as the density is usually higher than market rated housing.
Conclusions	The overall cumulative effects of the SPD against the SA objectives are positive.				

SPD Objective 2: Public Open Space					
Economic					
	Scale	Permanence	Likelihood	Assessment	Justification for Assessment
Employment opportunities (SA1)				--	No predicted impact/ neutral impact
Conditions which enable economic growth (SA2)				--	No predicted impact/ neutral impact
Social					
Education and training opportunities (SA3)				--	No predicted impact/ neutral impact
Conditions to engender good health (SA4)	L	P	H	✓	Contributions sought to provide good quality open spaces for communities
Safety and security for people and property (SA5)				--	No predicted impact/ neutral impact
Vibrant communities to participate (SA6)	L	P	H	✓✓	Contributions toward open space should increase leisure and recreation facilities and provide community benefits
Accessibility to culture and leisure facilities (SA7)	L	P	H	✓✓	Contributions will increase and improve open spaces
Local needs met locally (SA8)	L	P	H	✓✓	Contributions will help to ensure that local open spaces are provided to meet communities needs
Quality housing available to everyone (SA9)				--	No predicted impact/ neutral impact
Environmental					
Transport – max access minimize impacts (SA10)	L	P	H	✓	Contributions to open space will ensure open spaces and recreational areas are accessible locally and potentially reduce the need to travel
Quality built environment and efficient land use patterns (SA11)	L	P	H	✓✓	Contributions will improve accessible open spaces for the local community
A bio-diverse and attractive natural environment (SA12)				--	No predicted impact/ neutral impact
Minimal pollution levels (SA13)	L	P	H	✓	Contributions towards local open spaces may reduce the need to travel and may reduce air pollution
Minimise greenhouse gas emissions (SA14)	L	P	H	✓	Contributions towards local open spaces may reduce the need to travel and may reduce emissions
Prudent use of resources, minimal waste (SA15)				--	No predicted impact/ neutral impact
Conclusions	The cumulative effects of this objective are very sustainable, particularly from a social aspect and are beneficial towards meeting SA objectives.				

SPD Objective 3: Education					
Economic					
	Scale	Permanence	Likelihood	Assessment	Justification for Assessment
Employment opportunities (SA1)	L	P	H	✓	Contributions to education will improve skills and access to employment
Conditions which enable economic growth (SA2)	L	P	H	✓	Contributions to education will improve skills and access to employment
Social					
Education and training opportunities (SA3)	L	P	H	✓✓	Contributions to education will improve skills and opportunities for employment
Conditions to engender good health (SA4)				--	No predicted impact/ neutral impact
Safety and security for people and property (SA5)				--	No predicted impact/ neutral impact
Vibrant communities to participate (SA6)				--	No predicted impact/ neutral impact
Accessibility to culture and leisure facilities (SA7)					No predicted impact/ neutral impact
Local needs met locally (SA8)	L	P	H	✓✓	Contributions toward education provision will ensure facilities are available for the local population
Quality housing available to everyone (SA9)				--	No predicted impact/ neutral impact
Environmental					
Transport – max access minimize impacts (SA10)				--	No predicted impact/ neutral impact
Quality built environment and efficient land use patterns (SA11)				--	No predicted impact/ neutral impact
A bio-diverse and attractive natural environment (SA12)				--	No predicted impact/ neutral impact
Minimal pollution levels (SA13)				--	No predicted impact/ neutral impact
Minimise greenhouse gas emissions (SA14)				--	No predicted impact/ neutral impact
Prudent use of resources, minimal waste (SA15)				--	No predicted impact/ neutral impact
Conclusions	The cumulative effects of this SPD objective are very sustainable and are beneficial towards meeting the SA objectives.				

SPD Objective 4: Off Site highways and transportation works					
Economic					
	Scale	Permanence	Likelihood	Assessment	Justification for Assessment
Employment opportunities (SA1)	L	P	H	✓	Contributions could improve transport links to places of employment including public transport
Conditions which enable economic growth (SA2)	L	P	H	✓	Contributions could improve transport links to places of employment including public transport
Social					
Education and training opportunities (SA3)	L	P	H	✓	Contributions to highways improvements could improve transport links to educational and training facilities
Conditions to engender good health (SA4)	L	P	H	✓	Contributions could improve cycle routes and thus the proportion of journeys on cycle increased as well as improved access to health facilities
Safety and security for people and property (SA5)	L	P	H	✓	Contributions to sustainable modes of travel encourage safe cycle routes and safe cycle parking
Vibrant communities to participate (SA6)	L	P	H	✓	Contributions should enhance access to services and facilities to benefit communities
Accessibility to culture and leisure facilities (SA7)	L	P	H	✓	Contributions should improve accessibility to cultural and leisure facilities
Local needs met locally (SA8)	L	P	H	✓	Contributions have the potential to improve access to local facilities including non car based methods
Quality housing available to everyone (SA9)				--	No predicted impact/ neutral impact
Environmental					
Transport – max access minimize impacts (SA10)	L	P	H	✓✓	Contributions seek to encourage transport modes other than the car
Quality built environment and efficient land use patterns (SA11)	L	P	H	✓✓	Contributions have the potential to improve public transport access to essential services for communities
A bio-diverse and attractive natural environment (SA12)				--	Contributions to improve public transport facilities could have the potential to protect biodiversity by reducing the need to extend or develop the existing highways
Minimal pollution levels (SA13)	L	P	H	✓	Contributions to sustainable travel modes could reduce air pollution

Minimise greenhouse gas emissions (SA14)				?	Whilst sustainable modes of travel are encouraged, there may be environmental consequences to highway improvements in terms of emissions.
Prudent use of resources, minimal waste (SA15)				- -	No predicted impact/ neutral impact
Conclusions	Contributions which encourage sustainable modes of travel have very good impacts on sustainability. There may be environmental consequences of contributions toward highway infrastructure as well as the potential incompatibility with reducing the need to travel.				

SPD Objective 5: Off site drainage and environmental works					
Economic					
	Scale	Permanence	Likelihood	Assessment	Justification for Assessment
Employment opportunities (SA1)				--	No predicted impact/ neutral impact
Conditions which enable economic growth (SA2)				--	No predicted impact/ neutral impact
Social					
Education and training opportunities (SA3)				--	No predicted impact/ neutral impact
Conditions to engender good health (SA4)				--	No predicted impact/ neutral impact
Safety and security for people and property (SA5)				--	No predicted impact/ neutral impact
Vibrant communities to participate (SA6)				--	No predicted impact/ neutral impact
Accessibility to culture and leisure facilities (SA7)				--	No predicted impact/ neutral impact
Local needs met locally (SA8)				--	No predicted impact/ neutral impact
Quality housing available to everyone (SA9)				--	No predicted impact/ neutral impact
Environmental					
Transport – max access minimize impacts (SA10)				--	No predicted impact/ neutral impact
Quality built environment and efficient land use patterns (SA11)	L	P	H	✓	Contributions towards off site drainage could include the provision of SUDS and reduce run off
A bio-diverse and attractive natural environment (SA12)	L	P	H	✓	Provisions of SUDS would have positive benefits for biodiversity and open space
Minimal pollution levels (SA13)				--	No predicted impact/ neutral impact
Minimise greenhouse gas emissions (SA14)	L	P	H	✓	Contributions toward drainage works may reduce run off and risk from flooding
Prudent use of resources, minimal waste (SA15)				--	No predicted impact/ neutral impact
Conclusions	Contributions towards drainage and environmental works would have positive sustainability effects by reducing the risk of flooding and pollution and providing benefits to communities as well as improvements to health. The provision of SUDS would have positive benefits biodiversity and open space.				

SPD Objective 6: Public realm					
Economic					
	Scale	Permanence	Likelihood	Assessment	Justification for Assessment
Employment opportunities (SA1)				--	No predicted impact/ neutral impact
Conditions which enable economic growth (SA2)				--	No predicted impact/ neutral impact
Social					
Education and training opportunities (SA3)				--	No predicted impact/ neutral impact
Conditions to engender good health (SA4)	L	P	H	✓	Contributions toward public realm improvements will improve the quality of residential, commercial and other developments within the city.
Safety and security for people and property (SA5)	L	P	H	✓	Improvements to the public realm may reduce the fear and incidences of crime
Vibrant communities to participate (SA6)	L	P	H	✓	Contributions toward the public realm may increase community facilities and improve cohesion
Accessibility to culture and leisure facilities (SA7)	L	P	H	✓	Contributions toward public realm improvements may increase and promote regional culture and heritage
Local needs met locally (SA8)	L	P	H	✓	Contributions will support the vibrancy of city, town and village centres
Quality housing available to everyone (SA9)				--	No predicted impact/ neutral impact
Environmental					
Transport – max access minimize impacts (SA10)	L	P	H	✓	Contributions toward improvements to the public realm may make the environment attractive to non car users
Quality built environment and efficient land use patterns (SA11)	L	P	H	✓	Contributions towards the public realm may preserve and enhance architectural and heritage assets
A bio-diverse and attractive natural environment (SA12)				--	No predicted impact/ neutral impact
Minimal pollution levels (SA13)				--	No predicted impact/ neutral impact
Minimise greenhouse gas emissions (SA14)				--	No predicted impact/ neutral impact
Prudent use of resources, minimal waste (SA15)				--	No predicted impact/ neutral impact
Conclusions	The cumulative effects of SPD objective 7 are beneficial as they support the improvements to the public realm through enhancing the residential, commercial, leisure and other environments within the city. Any improvements made should respect the existing cultural and historical features of the area.				

SPD Objective 7: Public art					
Economic					
	Scale	Permanence	Likelihood	Assessment	Justification for assessment
Employment opportunities (SA1)				--	No predicted impact/ neutral impact
Conditions which enable economic growth (SA2)				--	No predicted impact/ neutral impact
Social					
Education and training opportunities (SA3)				--	No predicted impact/ neutral impact
Conditions to engender good health (SA4)	L	P	H	✓	Contributions toward public art improvements will improve the quality of residential, commercial and other developments within the city.
Safety and security for people and property (SA5)	L	P	H	✓	Improvements to the public art may reduce the fear and incidences of crime
Vibrant communities to participate (SA6)	L	P	H	✓	Contributions toward the public art may increase community facilities and improve cohesion
Accessibility to culture and leisure facilities (SA7)	L	P	H	✓	Contributions toward public art will increase and promote regional culture and heritage
Local needs met locally (SA8)	L	P	H	✓	Contributions will support the vibrancy of city, town and village centres
Quality housing available to everyone (SA9)				--	No predicted impact/ neutral impact
Environmental					
Transport – max access minimize impacts (SA10)	L	P	H	✓	Contributions toward improvements to the public art may make the environment attractive to non car users
Quality built environment and efficient land use patterns (SA11)	L	P	H	✓	Contributions towards the public art may preserve and enhance architectural and heritage assets
A bio-diverse and attractive natural environment (SA12)				--	No predicted impact/ neutral impact
Minimal pollution levels (SA13)				--	No predicted impact/ neutral impact
Minimise greenhouse gas emissions (SA14)				--	No predicted impact/ neutral impact
Prudent use of resources, minimal waste (SA15)				--	No predicted impact/ neutral impact
Conclusions	Contributions towards public art will have positive implications for sustainability. It is important that any improvements made should respect the existing cultural and historical features of the area.				

SPD Objective 8: Community and health facilities					
Economic					
	Scale	Permanence	Likelihood	Assessment	Justification for assessment
Employment opportunities (SA1)				--	No predicted impact/ neutral impact
Conditions which enable economic growth (SA2)	L	P	H	✓	Contributions toward health facilities will assist in creating a healthier population
Social					
Education and training opportunities (SA3)				--	No predicted impact/ neutral impact
Conditions to engender good health (SA4)	L	P	H	✓✓	Contributions to health facilities will improve access to the health service and potentially address health inequalities
Safety and security for people and property (SA5)	L	P	H	✓	Contributions towards community facilities may reduce the fear of crime by improving community cohesion
Vibrant communities to participate (SA6)	L	P	H	✓	Contributions may improve access to community facilities
Accessibility to culture and leisure facilities (SA7)	L	P	H	✓✓	Contributions may improve access and provision of community facilities
Local needs met locally (SA8)	L	P	H	✓✓	Contributions will assist in ensuring essential services (health and community resources) are available within reasonable non car based distances
Quality housing available to everyone (SA9)				--	No predicted impact/ neutral impact
Environmental					
Transport – max access minimize impacts (SA10)				--	No predicted impact/ neutral impact
Quality built environment and efficient land use patterns (SA11)	L	P	H	✓✓	Contributions will promote the development of communities with accessible services
A bio-diverse and attractive natural environment (SA12)				--	No predicted impact/ neutral impact
Minimal pollution levels (SA13)				--	No predicted impact/ neutral impact
Minimise greenhouse gas emissions (SA14)				--	No predicted impact/ neutral impact
Prudent use of resources, minimal waste (SA15)				--	No predicted impact/ neutral impact
Conclusions	Contributions toward this objective have positive impacts on sustainability and provide improved access to community and health facilities. There are no negative consequences identified.				

SPD Objective 9: Cultural and sport facilities					
Economic					
	Scale	Permanence	Likelihood	Assessment	Justification for assessment
Employment opportunities (SA1)				--	No predicted impact/ neutral impact
Conditions which enable economic growth (SA2)	L	P	H	✓	Contributions toward cultural and sport facilities will assist in creating a healthier population
Social					
Education and training opportunities (SA3)				--	No predicted impact/ neutral impact
Conditions to engender good health (SA4)	L	P	H	✓✓	Contributions to sport facilities will improve access sport facilities and may improve and address health inequalities
Safety and security for people and property (SA5)				--	No predicted impact/ neutral impact
Vibrant communities to participate (SA6)	L	P	H	✓	Contributions may improve access to cultural and sport facilities
Accessibility to culture and leisure facilities (SA7)	L	P	H	✓✓	Contributions may improve access and provision of community facilities
Local needs met locally (SA8)	L	P	H	✓✓	Contributions will assist in ensuring facilities (e.g. libraries and sport provision) are available within reasonable non car based distances
Quality housing available to everyone (SA9)				--	No predicted impact/ neutral impact
Environmental					
Transport – max access minimize impacts (SA10)				--	No predicted impact/ neutral impact
Quality built environment and efficient land use patterns (SA11)	L	P	H	✓✓	Contributions will promote the development of communities with accessible services
A bio-diverse and attractive natural environment (SA12)				--	No predicted impact/ neutral impact
Minimal pollution levels (SA13)				--	No predicted impact/ neutral impact
Minimise greenhouse gas emissions (SA14)				--	No predicted impact/ neutral impact
Prudent use of resources, minimal waste (SA15)				--	No predicted impact/ neutral impact
Conclusions	Contributions toward this objective have positive impacts on sustainability and they provide improved access to cultural and sport facilities. There are no negative consequences identified.				

SPD Objective 10: Economic regeneration					
Economic					
	Scale	Permanence	Likelihood	Assessment	Justification for assessment
Employment opportunities (SA1)	L	P	H	✓	Contributions toward economic regeneration could improve skills
Conditions which enable economic growth (SA2)	L	P	H	✓	Contributions toward economic regeneration could improve skills
Social					
Education and training opportunities (SA3)	L	P	H	✓	Contributions could improve basic skills and provide facilities to equip people with other skills such as IT
Conditions to engender good health (SA4)				--	No predicted impact/ neutral impact
Safety and security for people and property (SA5)				--	No predicted impact/ neutral impact
Vibrant communities to participate (SA6)	L	P	H	✓	Contributions toward economic regeneration may improve community facilities
Accessibility to culture and leisure facilities (SA7)				--	No predicted impact/ neutral impact
Local needs met locally (SA8)	L	P	H	✓	Contributions toward economic regeneration may support the vibrancy of city, town and village centres
Quality housing available to everyone (SA9)				--	No predicted impact/ neutral impact
Environmental					
Transport – max access minimize impacts (SA10)	L	P	H	✓	Contributions will improve access to opportunities and facilities for all groups
Quality built environment and efficient land use patterns (SA11)				?	Careful consideration will need to be given for contributions sought toward economic regeneration as it will depend on how it is implemented as to whether it preserves and enhances architectural or other heritage assets.
A bio-diverse and attractive natural environment (SA12)				?	Careful consideration will need to be given for contributions sought to ensure they do not conflict with wildlife habitats
Minimal pollution levels (SA13)				?	Increased economic regeneration may lead to increased pollution
Minimise greenhouse gas emissions (SA14)				?	Increased economic regeneration may lead to increased emissions
Prudent use of resources, minimal waste (SA15)				--	No predicted impact/ neutral impact
Conclusions	This option should have a positive effect on social and economic objectives, linked to improved accessibility and employment opportunities. There remain uncertainties about its impact on SA11. Hence, careful consideration will need to be given for contributions sought toward economic regeneration as it will depend on how contributions are implemented.				

SPD Objective 11: Refuse and Waste Disposal					
Economic					
	Scale	Permanence	Likelihood	Assessment	Justification for assessment
Employment opportunities (SA1)				--	No predicted impact/ neutral impact
Conditions which enable economic growth (SA2)				--	No predicted impact/ neutral impact
Social					
Education and training opportunities (SA3)				--	No predicted impact/ neutral impact
Conditions to engender good health (SA4)				--	No predicted impact/ neutral impact
Safety and security for people and property (SA5)				--	No predicted impact/ neutral impact
Vibrant communities to participate (SA6)				--	No predicted impact/ neutral impact
Accessibility to culture and leisure facilities (SA7)				--	No predicted impact/ neutral impact
Local needs met locally (SA8)				--	No predicted impact/ neutral impact
Quality housing available to everyone (SA9)				--	No predicted impact/ neutral impact
Environmental					
Transport – max access minimize impacts (SA10)				--	No predicted impact/ neutral impact
Quality built environment and efficient land use patterns (SA11)				--	No predicted impact/ neutral impact
A bio-diverse and attractive natural environment (SA12)				--	No predicted impact/ neutral impact
Minimal pollution levels (SA13)	L	P	H	✓	Contributions toward refuse and waste disposal could help to reduce pollution
Minimise greenhouse gas emissions (SA14)	L	P	H	✓	Contributions sought could help to increase the amount of energy used from renewable sources
Prudent use of resources, minimal waste (SA15)	L	P	H	✓	Contributions will increase re-use recovery and recycling of waste
Conclusions					
Conclusions	Overall this SPD objective will have positive implications for sustainability				

SPD Objective 12: Air quality					
Economic					
	Scale	Permanence	Likelihood	Assessment	Justification for assessment
Employment opportunities (SA1)				--	No predicted impact/ neutral impact
Conditions which enable economic growth (SA2)				--	No predicted impact/ neutral impact
Social					
Education and training opportunities (SA3)				--	No predicted impact/ neutral impact
Conditions to engender good health (SA4)	L	P	H	✓	Contributions to improving air quality will have positive effects on the health of the District
Safety and security for people and property (SA5)				--	No predicted impact/ neutral impact
Vibrant communities to participate (SA6)				--	No predicted impact/ neutral impact
Accessibility to culture and leisure facilities (SA7)				--	No predicted impact/ neutral impact
Local needs met locally (SA8)				--	No predicted impact/ neutral impact
Quality housing available to everyone (SA9)				--	No predicted impact/ neutral impact
Environmental					
Transport – max access minimize impacts (SA10)				--	No predicted impact/ neutral impact
Quality built environment and efficient land use patterns (SA11)				--	No predicted impact/ neutral impact
A bio-diverse and attractive natural environment (SA12)				--	No predicted impact/ neutral impact
Minimal pollution levels (SA13)	L	P	H	✓	Contributions will lead to an improvement in air quality
Minimise greenhouse gas emissions (SA14)				--	No predicted impact/ neutral impact
Prudent use of resources, minimal waste (SA15)				--	No predicted impact/ neutral impact
Conclusions	Overall this SPD objective will have positive implications for sustainability				

Appendix 3: Signposting to the requirements of the SEA Directive

Requirements of the SEA Directive	Where covered in SA Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex 1):	Section 1
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Section 3
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Section 4
c) The environmental characteristics of areas likely to be significantly affected;	Section 4
d) Any existing environmental problems which are relevant to the plan or programme, including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43 EEC;	Section 4
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	Section 3
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological, heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Section 8 and Appendix 2
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Section 8 and Appendix 3
i) A description of measures envisaged concerning monitoring in accordance with Art. 10;	Section 8
j) A non-technical summary of the information provided under the above headings	
The report must include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	Section 1
Consultation: authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4)	Section 1
Authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	Section 1
Other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7)	
Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Art. 7 must be informed and the following made available to those informed:	
<ul style="list-style-type: none"> the plan or programme as adopted a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in 	

Requirements of the SEA Directive	Where covered in SA Report
<p>accordance with Art. 8 and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</p> <ul style="list-style-type: none"> the measures decided concerning monitoring (Art. 9) 	
<p>Monitoring of the significant environmental of the plan's or programme's implementation (Art.10)</p>	<p>Sustainability Appraisal Framework – Section 5</p>
<p>Quality Assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Directive</p>	