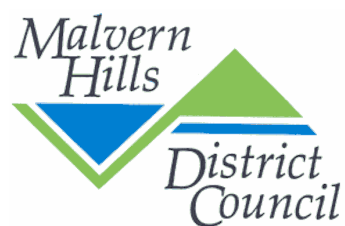


**Developer Contributions and Planning Obligations
Supplementary Planning Document**

**Sustainability Appraisal (SA)
including a Strategic Environmental Assessment
(SEA)**

**Malvern Hills District Council
Local Development Framework**

December 2006



Version 1: JS/HJ/June 06

Developer Contributions and Planning Obligations SPD SA Report

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Compliance with SEA Directive - Components which make up the Environmental Report

This Sustainability Appraisal Report incorporates the requirements for an Environmental Report outlined in the Environmental Assessment of Plans and Programmes Regulations 2004. These Regulations relate to the Strategic Environmental Assessment Directive (European Directive 2001/42/EC). The table below outlines where the requirements are identified in the Report.

Information to be included in an Environmental Report under the SEA Regulations	Relevant sections in the SA Report
An outline of the Contents, main objectives of the plan and its relationship with other relevant plans and programmes.	4.2
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.	4.3
The environmental characteristics of areas likely to be significantly affected.	4.3/4.4
Any existing environmental problems which are relevant to the plan, 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.	4.4
The environmental protection objectives, established at international, Community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	4.5
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, landscape and the interrelationship between the above factors.	App 1 and 2
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan.	App3
An outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties.	5.1/Table 5
A description of monitoring measures.	6.2
A non-technical summary of the information in the SA	1.0
Consultation Requirements	
Details of the Authorities with environmental responsibility to be consulted on the level and scope of the environmental report.	2.3
Details on engaging the Authorities with environmental responsibility and the public to allow early involvement in the process.	2.3/1.2

1 SUMMARY AND OUTCOMES

1.1 Non Technical Summary

1.1.1 The purpose of this section is to set out a non-technical summary of the Sustainability Appraisal Report. This will set out the stages in the process and outline how it has made a difference in the consideration of the draft Developer Contributions and Planning Obligations Supplementary Planning Document (SPD).

1.1.2 Sustainability Appraisal (SA) is a process which enables Local Planning Authorities to assess how their Plans and proposals contribute towards the Government's aims of sustainable development. Section 39(2) of the Planning and Compulsory Purchase Act makes this a requirement for all Development Plan Documents (DPD) and Supplementary Planning Documents (SPD).

1.1.3 The preparation of the SA involves three key stages:

- the production of a Scoping Report;
- the production of a Sustainability Appraisal Report; and
- the production of an Adoption Statement.

1.1.4 A Scoping Report for the Sustainability Appraisal was prepared in May 2006. This document provides a review of a range of national, regional and local strategies and baseline data and was used to identify key sustainability issues for the SPD. In examining the policy data, it was concluded that no major inconsistencies existed between policies which may have influenced the SPD production.

1.1.5 Key sources of baseline data included, the District Council's Community Plan, the Malvern Hills District Local Plan and its Annual Monitoring Report 2005. Where historic data was available, trends and indicators were outlined to allow the District Council to prepare indicators to monitor the SPD objectives.

1.1.6 The establishment of a sustainability framework, which comprises sustainability objectives, and indicators is central to the SA process and provides a way in which the sustainability effects can be described, assessed and compared. Worcestershire County Council is currently co-ordinating a joint SEA/SA Framework for the County and District Councils and produced the sustainability objectives used in this report. The aim is to develop a consistent approach, which will allow the collection of joint baseline data, and common monitoring approaches. This will have the additional benefit of assisting in the production of Annual Monitoring Reports.

1.1.7 17 sustainability objectives are outlined which reflect a broad range of issues including access to essential services and facilities, enhancing and protecting the built and natural environment, transport, housing,

economic and social inclusion issues. The SA objectives have been used as part of this Report to assess the sustainability impacts of the SPD.

- 1.1.8 A requirement of the SA is to develop and consider options in relation to the SPD production. Four options were outlined:
- **Option 1** – Do nothing and rely on MHDLP Policy DS18 Planning Obligations (“business as usual option”);
 - **Option 2** – Produce a SPD based on negotiating each case separately with developers;
 - **Option 3** - Produce a SPD containing standards for developer contributions;
 - **Option 4** – Produce a SPD containing a mixture of negotiation and standards.
- 1.1.9 The strengths and weaknesses of each option were considered and it was concluded that the preferred option was to produce an SPD based on negotiation and standards.
- 1.1.10 In addition to appraising the SPD options, the report also predicts and appraises the effects of the draft SPD. Details of proposed mitigation and enhancement measures are outlined within the Report.
- 1.1.11 Monitoring indicators are outlined within the report and it is proposed that these are reported through the District Council’s Annual Monitoring Report. In addition, the District Council has established a Section 106 Database where information on developer contributions and planning obligations are recorded and reported to Planning Committee.
- 1.1.12 Further information on the production of a SA or SEA can be found in the following documents:
- PPS 12 Local Development Frameworks (ODPM);
 - Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (ODPM November 2005);
 - SEA Directive 42/2001 on the assessment of the effects of certain plans and programmes on the environment (ODPM);
 - The Environmental Assessment of Plans and Programmes Regulations (2004).

1.2 Difference the Process has made

- 1.2.1 The SA process and the preparation of the SPD have been prepared to assist in the implementation of Malvern Hills District Local Plan Policy DS18 Planning Obligations. It provides an independent assessment of the likely sustainability impacts of the SPD. In understanding the SA, it has demonstrated that the SPD will have overall positive benefits on sustainability. A minor amendment was made to one of the SPD objectives where the SA highlighted a potential conflict between the SA objectives and the SPD objectives.
- 1.2.2 The SA Report itself provides an informed account of the outcomes arising from the process and how decisions were made in relation to the production of the SPD.

1.3 How to comment

- 1.3.1 We want to hear your views on the document.
- 1.3.2 Comments should be sent to:

Development Plans and Conservation
Malvern Hills District Council
The Council House
Avenue Road
Malvern
Worcs WR14 3AF

Or e-mail your comments to: devplans@malvern hills.gov.uk.

- 1.3.3 The consultation period runs from July 20th 2006 to 31st August 2006 and all comments should be received by 5.30pm on 31st August 2006.
- 1.3.4 A copy of the document is available to view on our web page: www.malvern hills.gov.uk. Further copies can also be obtained from the Customer Service Centre, Malvern Library, Graham Road, Malvern.

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2. APPRAISAL METHODOLOGY

2.1 Approach adopted to the sustainability appraisal

- 2.1.1 The District Council's Development Plans Team has prepared the SA Report. It has been prepared following the guidance set out in the Office of the Deputy Prime Minister (ODPM) document Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents published in November 2005. The stages involved in the process are set out in Table 1.
- 2.1.2 Task A1 – A5 were dealt with through the preparation of a Scoping Report produced in May 2005. This document provides a review of a range of national, regional and local strategies and baseline data and was used to identify key sustainability issues for the SPD.
- 2.1.3 The production of the SA Report represents Stages B - C with the public consultation on this document representing Stage D. Comments arising from this exercise will be appraised and any necessary changes made to both the SA and the SPD before the District Council seeks to adopt the SPD.

2.2 Timetable

- 2.2.1 Following the statutory consultation requirement on this document, the District Council is required to consider valid representations and prepare a report summarising the main issues raised. This will be presented to the Malvern Hills Planning Committee in December 2006 and will outline any changes required to the SA/SPD. The document can then be taken forward to adoption. The Secretary of State can however, direct the District Council not to adopt its SPD or to undertake modifications (if appropriate).

2.3 Consultation Arrangements

- 2.3.1 The Council is required to consult with four designated consultation bodies, the Countryside Agency, English Heritage, English Nature, and the Environment Agency on the Scoping Report but also seeking the views of other interested stakeholders. This early consultation informs and shapes this SA.
- 2.3.2 Details on how to comment on this document are set out at Section 1.3. The consultation period involves:
- making copies of the SPD and SA available at the Malvern Customer Service Centre, Malvern Library, Tenbury Pump Rooms and Upton Library;
 - publishing the SPD/SA on the District Council's website: www.malvern hills.gov.uk; and
 - advertising the consultation period in the local press.

2.3.3 In accordance with our Adopted Statement of Community Involvement, your comments will be considered in relation to the SA report and any subsequent changes to the SPD. All comments will be reported to the Malvern Hills Planning Committee and will be made publicly available together with the District Council's responses in a separate Consultation Statement. A list of consultees will also be outlined within this document.

<p>Table 1 - Incorporating SA within the SPD Process SPD Stage 1: Pre-Production – Evidence Gathering SA Stages and Tasks</p> <p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope A1: Identifying other relevant policies, plans and programmes and sustainability objectives A2 Collecting baseline information A3 Identifying sustainability issues and problems A4 Developing the SA framework A5 Consulting on the scope of the SA</p> <p>DPD Stage 2: Production – Prepare Draft SPD SA Stages and Tasks</p> <p>Stage B: Developing and refining options and assessing effects B1: Testing the SPD objectives against the SA framework B2: Developing the SDP options B3: Predicting the effects of the draft SPD B4: Evaluating the effects of the draft SPD B5: Considering ways of mitigating adverse effects and maximising beneficial effects B6: Proposing measures to monitor the significant effects of implementing the SPD</p> <p>Stage C: Preparing the Sustainability Appraisal Report C1: Preparing the SA report</p> <p>Stage D: Consulting on the draft SPD and SA Report D1: Public Participation on the SA Report and the draft SPD D2(i) Appraising significant changes</p> <p>DPD Stage 3: Adoption SA Stages and Tasks</p> <p>D3: Making decisions and providing information</p> <p>Stage E: Monitoring the significant effects of implementing the SPD E1: Finalising aims and methods of monitoring E2: Responding to adverse effects</p>
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3 BACKGROUND

3.1 Purpose of the SA and the SA Report

3.1.1 Sustainability Appraisal (SA) is a process which enables Local Planning Authorities to assess how their Plans and proposals contribute towards the Government's aims of sustainable development. Section 39(2) of the Planning and Compulsory Purchase Act makes this a requirement for all Development Plan Documents (DPD) and Supplementary Planning Documents (SPD).

3.1.2 The preparation of the SA involves three key stages:

- the production of a Scoping Report;
- the production of a Sustainability Appraisal Report; and
- the production of an Adoption Statement.

3.1.3 This SA Report is a key output of the SA process and documents the work carried out during the appraisal of the SPD. It involves outlining the stages in assessing the SPD against social, environmental and economic objectives set out in the sustainability framework and the information sources on which the appraisal is based.

3.2 SPD Purpose and Content

3.2.1 The relevant planning policies which impact on the Developer Contributions and Planning Obligations SPD are contained in the Malvern Hills District Local Plan (adopted in 1998) (principally Implementation Policy 3), the Leominster District Local Plan (Tenbury Area) adopted in 1999 and the Worcestershire County Structure Plan Policy IMP1 Implementation of Development. The SPD is also specifically linked to Malvern Hills District Local Plan (MHDLP) Review Policy DS18 (Planning Obligations). The MHDLP when adopted in July 2006 will form a 'saved' Development Plan Document within the Council's Local Development Framework.

MHDLP Policy DS18 – Planning Obligations

Development proposals will only be permitted where existing services and infrastructure are available to meet the needs generated by the development or where provision will be provided and appropriate measures undertaken to safeguard the local environment.

Planning Obligations or other measures will be used to support the sustainable development objectives of the Local Plan and to secure necessary physical, social, economic and environmental infrastructure related to the development.

3.2.2 Key MHDLP policies which have implications for the SPD include:

DS2	Sustainable Development
DS3	General Development Requirements
DS16	Development and Flood Risk
EP4	Design Standards for Employment Sites
QL1	Design of New Development
QL14	Scheduled Ancient Monuments and other Archaeological Sites
QL16	Sites of Special Scientific Interest
QL17	Sites of Regional or Local Wildlife Importance
QL18	Protected Species
QL19	Protection of Wider Biodiversity
QL20	Creation of Habitats
QL21	Landscaping
QL26	Pollution Control
QL28	Surface Water Drainage
QL29	Contaminated land
QL30	Renewable Energy
ST2	Public Transport, Walking and Cycling
ST4	Minimising Travel Impacts
CN1	Dwelling Mix
CN2	Affordable Housing in New Residential Development
CN12	Provision of Public Open Space

3.2.3 There may however, be other Local Plan policies which are relevant in relation to negotiations on particular proposals.

3.2.4 A detailed Sustainability Appraisal was undertaken of the MHDLP. This appraisal is not compliant with the new requirements outlined under Section 39(2) of the Planning and Compulsory Purchase Act. The Appraisal can be viewed as part of the Malvern Hills District Local Plan on the Council's website: www.malvern hills.gov.uk. This assessed whether the aims of the Plan were consistent with other policies, plans and strategies to deliver sustainable development. It also examined individual Local Plan policies against a set of criteria which reflected the concept of sustainability. Policy DS18 (Planning Obligations) was assessed as part of this process and it was concluded that the policy has positive impacts in securing sustainable development which will support the needs of the community.

3.2.5 The SPD will provide guidance on how the District Council will implement MHDLP Policy DS18 Planning Obligations. It sets out the general requirements and procedures to be followed for negotiating and securing developer contributions and the methodology and details for their calculation. This will ensure that requirements are identified early in the development process, providing clarity to all interested parties and will assist in ensuring a "fast, predictable, transparent and accountable system" as advocated by ODPM Circular 05/2005.

3.2.6 The SPD comprises two parts:

Part One – this sets out the District Council’s overarching approach to developer contributions and planning obligations;

Part Two – details the policy justification, thresholds and where appropriate the formulae used to calculate the appropriate level of obligations for the various areas where the Council may wish to seek contributions.

3.2.7 Types of Contributions which may be requested include:

- Affordable housing;
- Public Open Space
- Sustainable Transport
- Education Contributions
- Recycling Facilities
- Public Art Provision
- Town Centre Enhancement
- Renewable Energy
- Community Safety
- Environmental Improvement & Enhancement

3.2.8 This list is not exhaustive as contributions will be negotiated on a site by site basis, taking into account the individual characteristics of the site, the demands placed upon local physical and community infrastructure by the proposed development and the availability and quantity of surrounding facilities upon which the development of the site will impact.

3.2.9 A set of objectives for the Developer Contributions and Planning Obligations SPD has been developed for consideration as part of the SA. These are based on an interpretation of Circular 05/2005 and MHDLP Policy DS18 Planning Obligations. The SPD objectives are:

- 1) To ensure that the SPD is compliant with Circular 05/2005: Planning Obligations and any other relevant guidance.
- 2) To provide clarity and transparency on the types of contribution and mitigation measures sought from developers at the outset of the development process.
- 3) To ensure that the necessary physical, social, economic and environmental infrastructure and services are in place, at the right time to meet the needs generated by the development.
- 4) To ensure that Planning Obligations or other measures are used to support the Local Plan objectives.
- 5) To limit the use of the private car by encouraging sustainable modes of transport such as public transport, cycling and walking.
- 6) To ensure that affordable housing is delivered in accordance with defined local needs.

- 7) To ensure good quality and accessible recreational facilities including open space, sport and play space are available to meet the needs of new development.
- 8) To protect and enhance the environmental impacts of new development through the identification and implementation of appropriate mitigation measures.
- 9) To promote sustainable construction and design and the integration of recycling facilities within new development.
- 10) To ensure that the public realm does not suffer as a result of new development.

3.3 Compliance with the SEA Directives/Regulations

- 3.3.1 In preparing plans or programmes, planning authorities must also comply with the requirements of European Directive 2001/42/EC, known as the Strategic Environmental Assessment Directive (SEA). This requires formal strategic environmental assessment of plans and programmes likely to have a significant effect on the environment.
- 3.3.2 The main difference between SA and SEA is that the SA covers social, economic and environmental issues while SEA primarily focuses on environmental issues. The two can however, be combined to create a single SA process provided that the SEA requirements are clearly identified. This has been addressed through the inclusion of an index at the beginning of the document.

4. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

4.1 Introduction

4.1.1 Full details of the evidence gathered by the District Council on the legislative background and current social, environmental and economic conditions in the District are outlined in the Scoping Report. For reference, this section summarises the key points from the document.

4.2 Links to other policies, plans and programmes

4.2.1 The purpose of reviewing other policies, plans and programmes is to examine the relationship between the documents and the SPD. This identifies whether there is any potential conflict in the policy content that may influence the form of the SPD. No inconsistencies between policies or plans were identified as part of this process.

4.2.2 Table 2 lists the plans and strategies reviewed as part of the SA.

Table 2: Summary of Plans, Policies and Programmes

Review of Plans, Policies and Programmes
International
European Sustainable Development Strategy 2005
European Water Framework Directive (2000)
European Habitats Directive (1992)
European Nitrates Directive (1991)
European Birds Directive (1979)
European Groundwater Directive 80/68/EEC
National
Securing the Future: The UK Government Sustainable Development Strategy March 2005
UK Climate Programme 2004
Sustainable Communities: Building for the Future Feb 2003
Circular 05/2005
Biodiversity Strategy for England 2002
Circular 06/2005 Biodiversity and Geological Conservation Statutory Obligations and their Impact
PPS1 Delivering Sustainable Development
PPG3 Housing
PPG4 Industrial and Commercial Development and Small Firms
PPS6 Planning for Town Centres
PPS7 Sustainable Development in Rural Areas
PPS9 Biodiversity and Geological Conservation
PPS10 Planning for Sustainable Waste Management
PPS12 Local Development Frameworks
PPS13 Transport
PPG15 Planning and the Historic Environment

Review of Plans, Policies and Programmes
PPG16 Archaeology And Planning
PPG17 Planning for Open Space, Sport and Recreation
PPS22 Renewable Energy
PP23 Planning and Pollution Control
PPG24 Planning and Noise
PPG25 Development and Flood Risk
Consultation Paper on PPS25 Development and Flood Risk
Regional
West Midlands Regional Spatial Strategy
Regional Economic Strategy – Delivering Advantage
West Midlands Regional Sustainability Framework
County
Worcestershire County Council Structure Plan
Worcestershire Local Transport Plan
Worcestershire Biodiversity Action Plan
Partnership Towards Excellence: A Community Strategy for Worcestershire
District
Malvern Hills District Council Community Strategy
Malvern Hills District Council Adopted Local Plan Jan 1998
Leominster (Tenbury)Area Local Plan
Malvern Hills District Local Plan Review
Malvern Hills District Council Housing Strategy
Malvern Hills District Council Economic Strategy
Great Malvern Town Centre Strategy
AONB Management Plan
Housing Needs Assessment
Malvern Hills District Council Annual Monitoring Report

4.3 Baseline characteristics and future baseline data

- 4.3.1 The District Council's baseline data is outlined in full within the Scoping Report. Table 3 outlines the key topics which emerged from the review of the baseline data in relation to the District.

Baseline Data Topics
Social
Affordable Housing
Community Facilities
Health Facilities
Education
Sports Provision
Environmental
Biodiversity
Water Quality
Foul Drainage
Climate Change
Flooding
Open Space
Public Art
Recycling
Energy Efficiency and Renewable Energy
Economic
Employment and Training
Town Centre Enhancements
Transportation and improving accessibility to public transport, walking and cycling.
Highway and safety improvements

- 4.3.2 Key sources of baseline data include the District Council's Community Plan, the Malvern Hills District Local Plan and its Annual Monitoring Report (AMR) 2005. Where historic data is available, trends and indicators are outlined within the Scoping Report to allow the District Council to prepare indicators for monitoring the SPD objectives.
- 4.3.3 The future review of the District Council's Community Plan and the evidence gathering stage for the Core Strategy provide opportunities for joint consultation and evidence gathering to supplement and update the current baseline data. The production of the AMR 2006 will provide a valuable future data source though the monitoring of the SPD objectives and the provision of trend data.
- 4.3.4 The District Council is currently working with partners to produce a South Worcestershire Housing Market Assessment which will inform the Council's policy on affordable housing and the related section within the SPD. The District Council is also in the process of

appointing consultants to undertake an open space audit as advocated by PPG17. This may have implications for the provision of developer contribution and planning obligations related to open space and sports provision.

4.4 Key Sustainability Issues and Problems

4.4.1 The review of plans, policies and programmes (Task A1) and the collection of baseline data (Task A2) provides the basis for determining key sustainability issues which need to be considered as part of the production of the SPD. The SA provides a mechanism to assess the impact the SPD can have on addressing these issues. The review of plans and data outlined in the Scoping Report is not exhaustive but represents the District Council's view on the information, which is most relevant to the SPD process.

4.4.2 Having identified the key issues (Task A3), this process may highlight gaps in the District Council's evidence base. This may require the identification of further studies to support the initial findings or highlight the need to produce further DPD/SPD guidance to address key issues. The identification of the key issues provides the basis for the development of SA and SPD objectives to ensure that they are addressed as part of future policy making decisions.

4.4.3 The key issues outlined within the Scoping Report include:

Key Sustainability Issue		Comments and Source
Social		
1	Lack of affordable housing across the District	<p>The housing needs assessment undertaken in 2004, established a need for an additional 2,200 dwellings up to 2011. This assessment is currently being reviewed and up-dated for the next 20 years. This is likely to result in a proven need for a level of affordable housing far in excess of that figure. If the levels of housing development attributable to the District are significantly reduced by the RSS, with the possibility of a housing moratorium (due to the use of maxima targets), the ability to deliver affordable housing through the development process will similarly be significantly reduced. Such a restriction would apply to both affordable housing provided as part of the requirement on an open market site or provided on an exception site.</p> <p>The average annual property price for a detached dwelling in the Malvern Hills District in 2004 was £300,856. This is the</p>

Key Sustainability Issue		Comments and Source
		<p>third highest in the County behind Wychavon (£306,115) and Bromsgrove (£301,300). The average price of a flat/maisonette in Malvern Hills equated to £132,213.</p> <ul style="list-style-type: none"> ➤ Housing Needs Assessment ➤ Malvern Hills District Local Plan (MHDLP) ➤ Annual Monitoring Report (AMR)
2	Provision of services and facilities for ageing population	<p>In mid 2003 the age profile for the District comprised:</p> <ul style="list-style-type: none"> • 24.3% of the population were at retirement age (5% higher than in Worcestershire and in England and Wales) (AMR 2005).
3	Marked variation in the level of community facilities in the District particularly within the rural area.	<p>Community Facilities</p> <ul style="list-style-type: none"> ➤ 37 Primary Schools; ➤ 5 High Schools; ➤ 2 community hospitals in Tenbury and Malvern; ➤ 11 GP surgeries; ➤ 12 dental surgeries, 1 dental access centre opened in Osbourne Road; ➤ 2 theatres; ➤ 47 village halls and community centres. <p>AMR 2005</p>
4	Demand for open space and sports pitches within the District.	<p>The demand for open space and sports pitches will assist in supporting the Council's position in resisting their loss to other uses.</p> <p>View of the District</p>
Environmental		
5	The need to improve the condition of SSSI within the District.	<p>Sites of Special Scientific Interest (SSSI) Malvern Hills District Percentage Condition 46.84% favourable 5.21% unfavourable – declining 3.08% unfavourable –no change 44.87% unfavourable Recovering</p> <p>English Nature SSSI condition Report 2004</p>
6	The need to conserve and enhance habitat types and protect protected species from adverse development.	<p>The RSS identifies areas within the Malvern Hills District as important areas for habitat protection.</p> <p>RSS</p>
7	Need to ensure that new	For the period 1st April 2004 – 31st

Key Sustainability Issue		Comments and Source
	development does not exacerbate existing flooding problems within the District.	March 2005, 670 properties are at risk in Flood Zone 3 (1% annual probability flooding) and 1330, in Flood Zone 2 (between 0.1% and 1%) in the Malvern Hills District. AMR 2005 Other information sources include the Environment Agency's Flood Zone Map Source Protection Maps and Groundwater Vulnerability Maps.
8	Lack of open space to meet community needs.	The Malvern Hills Green Space Study outlines that there is a shortfall of open space within the District to meet the needs of existing residents.
9	Poor uptake of Public Art within the District	The outline Arts Strategy seeks to promote Public Art opportunities.
10	Recycling	Recycling within the District improving. New targets outlined.
11	Low uptake figures for domestic micro generation/renewable energy within the District.	DTI Regional Energy Consumption figures.
12	Importance of safeguarding the District's cultural and historic assets from inappropriate development.	Examples of its high quality built environment include: <ul style="list-style-type: none"> • 1800 Listed Buildings; • 61 Ancient Monuments; • 21 Conservation Areas; • 6 Historic Parks. Monitored through the AMR.
13	Importance of protecting the high quality environment making Malvern Hills District a place to live and work as a tourist destination.	The natural environment comprises: <ul style="list-style-type: none"> • 104 sq kms of the Malvern Hills Area of Outstanding Natural Beauty; • Area of Great Landscape Value associated with the Teme Valley; • 400 Tree Preservation Orders in Conservation Areas; • 47 Sites of Special Scientific Interest; • 1 Local Nature Reserve. <ul style="list-style-type: none"> ➤ Malvern Hills District AONB Management Plan ➤ MHDLP.
Economic		
14	Importance of maintaining and improving the vitality and viability of the District's town centres.	All three of the District's town centres (Malvern, Upton and Tenbury) principally serve a localised retail function with retailing provision being more limited due to the presence of larger centres beyond the District boundary. Substantial 'leakage' of retail expenditure from the district to these and other competing centres occurs and is likely to continue.

Key Sustainability Issue		Comments and Source
		<p>A long term strategy for the Districts Town Centres needs to be developed (including the relationship with the current Malvern Town Centre Regeneration Strategy) which establishes their role within the existing Town Centre hierarchy and ensures they retain their role and remain the focus for local needs business, retail, leisure and cultural activity.</p> <p>Retail Survey</p>
15	Addressing the impact of transport trips and improving access to public transport.	<p>Many transportation and accessibility issues will affect the District over the coming years. The principal mechanism for addressing such issues will firstly be the County's Local Transport Plans. Some of the important issues likely to affect the District will be:</p> <ul style="list-style-type: none"> ➤ The need to address the provision of park and ride facilities (and other related transportation initiatives) at Malvern to reduce significant commuter flows along the A449 and to provide improved interchange facilities with public transport (specifically rail). ➤ The need to improve public transport provision where this is related to the location of new development and / or support for local rural communities and their services and facilities. ➤ Worcester Parkway (and associated infrastructure) brought forward and improved frequency of rail connection with Malvern. <p>The predominant mode of transport to travel to work is by private car, with only 3.6% of work related journeys undertaken by public transport.</p> <p>AMR 2005/Census 2001</p>
16	Need to provide safe cycle route networks to increase cycling levels within the District.	<p>Low levels of cycling to work. Worcestershire County Council Cycle data outlines increases in cycling where new routes are introduced.</p>

4.5 The Sustainability Appraisal Framework

- 4.5.1 The establishment of a sustainability framework, which comprises sustainability objectives, and indicators is central to the SA process and provides a way in which the sustainability effects can be described, assessed and compared. Worcestershire County Council is currently co-ordinating a joint SEA/SA Framework for the County and District Councils and produced the sustainability objectives used in this report.
- 4.5.2 The aim of the joint framework is to develop a consistent approach, which will allow the collection of joint baseline data, and common monitoring approaches. This will have the additional benefit of assisting in the production of Annual Monitoring Reports.
- 4.5.3 17 sustainability objectives are outlined which reflect a broad range of issues including access to essential services and facilities, enhancing and protection the built and natural environment, transport, housing, economic and social inclusion issues. These have been used as part of this Report to assess the sustainability impacts of the SPD. The SA framework and decision-making criteria are outlined below.

SA Objective	Decision Making Criteria
1 To minimise the production of waste generated	Will it increase waste recovery and recycling?
2 Reduce greenhouse gas emissions	Will it help to promote sustainable modes of transport?
	Will it use sustainable construction methods?
	Will it encourage opportunities for the production of renewable energy?
3 To reduce traffic volumes	Will it help to reduce the need to travel?
	Will it provide opportunities to increase sustainable modes of travel?
4 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all have the benefits, urban and rural	Will it help to enhance the District's economy?
	Will it contribute towards rural regeneration?
5 To provide opportunities for communities to participate in and contribute to the decisions that affect their neighbourhood and quality of life	Will the proposals incorporate community consultation?
	Will it lead to transparent and open decision making to the public?
6 Promote and support the development of new technologies especially those with high value and low impact	Will it encourage innovative and environmentally friendly technologies?
7 To increase the proportion of energy needs met from renewable	Will it encourage energy efficient design?

resources	Will it promote opportunities for renewable energy?
8 protect and improve standards of air, water and soil quality	Will it improve air quality?
	Will it reduce emissions of key pollutants?
	Will it provide opportunities to improve local water quality?
	Will it reduce flood risk?
	Will it provide opportunities to improve soil quality?
9 To improve the quality of, and accessibility to local services and facilities	Will it enhance local facilities?
	Will it contribute to rural service provision within the District?
	Will it enhance accessibility to the District's countryside by sustainable modes of transport?
10 Safeguard and strengthen the landscape character	Will it protect and enhance the varied landscape character of the District?
11 Seek net gain to biodiversity at all levels	Will it conserve and enhance habitats in the District and create habitats in areas of deficiency?
12 To improve the health and well being of the population and reduce inequalities in health	Will it help to improve access to health facilities across the District?
	Will it reduce health inequalities?
	Will it promote healthy lifestyles and improve the quality of life of residents?
13 Provide decent, affordable housing for all, of the right quality and type, tenure and affordability for local needs, in clean, safe and pleasant local environment	Will it increase access to good quality and affordable housing across the District?
14 To raise the skill level and qualification of the workforce.	Will it improve the qualifications and skills of the population?
15 Conserve and enhance the historic environment	Will it protect and enhance Conservation Areas and other sites and features of historic and cultural value?
	Will it protect listed buildings?
	Will it help to preserve and record archaeological features?
16 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, Greenfield land and maximise use of previously developed land	Will it safeguard the District's mineral resources?
	Will it safeguard the best and most versatile agricultural land from adverse development?
17 Encourage pride and social responsibility in the local community.	Will it foster a sense of civic pride in the area?

	Will it encourage community engagement and influence community decision-making?
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- 4.5.4 The SA objectives have been tested against key issues arising from the review of plans and policies and baseline data. This analysis is set out at Appendix 1. The SA objectives have also been tested against the SPD objectives. This analysis is set out at Appendix 2.
- 4.5.5 The analysis highlighted a potential conflict between the SA objective of promoting brownfield land and the SPD objective of providing affordable housing which may, in the case of exception sites come forward on greenfield sites. This has been addressed through a minor word change to the SPD objective to refer to affordable housing in accordance with the development strategy and defined local needs. The focus of the development strategy is on placing a higher priority on brownfield development but not excluding opportunities for greenfield development where proposals comply with Malvern Hills District Local Plan Policy CN3. Any tensions between the objectives are therefore, considered to be addressed.

5 SPD OPTIONS

5.1 SPD options and comparison of the effects

5.1.1 A key stage of the SA is the development of options for the SPD (Task B2). As part of the production of the Developer Contributions and Planning Obligations SPD, four options were considered. These are:

Option 1 – Do nothing and rely on MHDLP Policy DS18 Planning Obligations (“business as usual option”);

Option 2 – Produce a SPD based on negotiating each case separately with developers;

Option 3 - Produce a SPD containing standards for developer contributions;

Option 4 – Produce a SPD containing a mixture of negotiation and standards.

5.1.2 Table 5 provides a summary of the four options assessed against the categories of sustainable development.

5.1.3 The preferred option is Option 4. This option has been tested against the SPD/SA objectives to determine significant effects and mitigation measures. The appraisal of option 4 demonstrates that the effects of the SPD are generally positive when assessed against the sustainability objectives. There is some potential for negative effects when considering the implication of new development on species and habitats. There is also potential for negative effects on Conservation Areas and or historic or cultural assets. Where negative effects are outlined, measures have been identified to mitigate these potential negative impacts. This analysis is set out in Appendix 3.

Table 5 Summary of Assessment of SPD Options

Sustainable Objectives	Option 1 – Do Nothing	Option 2 – Negotiation Option 3 - Standards	Option 4 – Preferred Option Negotiation and Standards
General Comment	<p>The current practice of securing planning obligations would continue whereby adhoc or a typical set of contributions is negotiated based on the Development Control Case Officer Assessment of needs generated by a development proposal.</p> <p>The District Council's approach will not be clear and transparent as advocated by Circular 05/2005.</p> <p>Applicants may not be aware of the Council's planning obligations requirements which may lead to lengthy negotiations and impact upon targets for the determination of applications.</p>	<p>The production of a SPD would provide an outline of the Council's process of dealing with developer contributions and planning obligations. This would be of benefit in demonstrating a clear, transparent approach at an early stage of the development process. The disadvantage of basing the SPD solely on negotiation is that this does not ensure a consistency of approach. Equally an approach based solely on standards does not provide the flexibility to negotiate where there may be site constraints which necessitate a non standard approach to ensure that development does not generate any significant adverse effects.</p>	<p>This is the preferred option. The use of standards and the application of formulae with regard to specific issues such as affordable housing, recycling and open space ensures a consistent approach and speeds up the process through the provision of clearly defined calculations.</p>
Social	<p>The provision of affordable housing would continue to be negotiated through the existing Affordable Housing SPD.</p> <p>The provision of education facilities will continue to be negotiated through the Worcestershire County Council Education SPG.</p> <p>The effects of development on community identity and health are uncertain.</p>	<p>Guidance set out in other SPG/SPD documents would support the process. The reliance on one method does not however, provide the ability to secure the maximum benefits to mitigate any significant adverse effect. As outlined above, there are concerns over the consistency and transparency of decisions based on negotiation alone.</p>	<p>This would result in the provision of affordable housing and a range of community facilities. A more proactive approach to community facilities would enhance community identity and promote social inclusion. The provision of standards and negotiation provides the greatest level of control with regard to the provision of appropriate mitigation measures.</p>

Environmental	Currently developer contributions are required with regard to sustainable transport infrastructure. There is no guidance on the role of developer contributions and planning obligations for environmental enhancement or waste issues. Effects on biodiversity may require additional guidance and are dependent on the location and type of proposal coming forward.	The reliance on one method does not provide the ability to secure the maximum benefits to mitigate any significant adverse effect. As outlined above, there are concerns over the consistency and transparency of decisions based on negotiation alone.	This would extend current practice and seek to secure contributions for renewable energy provision and would outline specific contributions with regard to recycling.
Economic	<p>There is no mechanism for addressing the need for small business/starter units, training or support through developer contributions and planning obligations.</p> <p>Evidence for town centre enhancements could be justified through the Great Malvern Town Centre Strategy but this does not outline a process for developer contributions and planning obligations.</p>	The reliance on one method does not provide the ability to secure the maximum benefits to mitigate any significant adverse effect. As outlined above, there are concerns over the consistency and transparency of decisions based on negotiation alone.	<p>To date, contributions have not been sought for business training and support. The SPD provides the opportunity to address a range of economic key issues in addition to town centre enhancements.</p> <p>Obligations for town centre enhancement will assist in maintaining and enhancing the viability and vitality of the town centres.</p>

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6 IMPLEMENTATION AND MONITORING

6.1 Links to other tiers of Plans and programmes

- 6.1.1 When adopted the Developer Contributions and Planning Obligations SPD will form part of the Malvern Hills District Local Development Framework. It will be used in conjunction with Malvern Hills District Local Plan in determining planning applications and the assessment of the impact of development.
- 6.1.2 The use of the SPD will provide a clear, transparent process, early in the development process ensuring that any adverse impacts of development are mitigated against and that development meets the sustainable objectives of the Local Plan.
- 6.1.3 In 2005, the Government issued a consultation draft which proposed a new system for securing developer contributions. It proposed a Planning Gain Supplement (PGS) to capture a proportion of the land value increase or uplift created by the planning permission. The current draft proposes that this will be collected by central government in the form of a tax then distributed back to local authorities to spend on community infrastructure. Should the PGS proceed then the planning obligation system is likely to be scaled back to matters affecting the development site and affordable housing. It is anticipated that this will not be introduced before 2008.
- 6.1.4 In the meantime, Circular 05/2005 (Planning Obligations) provides the national policy framework.

6.2 Monitoring

- 6.2.1 Information on the type, location and amount of developer contribution will be recorded on the District Council's Section 106 database and will be reported to the Malvern Hills Planning Committee. The database will inform future baseline data and will allow the Council to monitor:
- the volume and source of contributions and the extent to which it contributes to the policy areas or projects outlined in the SPD;
 - the spatial location of contributions to ensure that distribution is as equitable as possible; and,
 - the proportion of contributions generated by the different policies to ensure that there is an appropriate balance between funding for social, economic and those which either improve the environment or mitigate against adverse effects of development.

6.2.2 Monitoring indicators are outlined within the AMR against which the SPD can be reviewed. These include:

- Regional Core Output Indicator 2d – affordable housing completions
- Regional Core Output Indicator 3b – percentage of new development within 30 minutes public transport time of a GP, hospital, primary/secondary school, employment and a major health centre;
- Regional Core Output Indicator 7 – Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality;
- Regional Core Output Indicator 8 - Change in areas and populations of biodiversity importance;
- Regional Core Output Indicator 9 – Renewable energy capacity installed by type.
- Local Indicator 3 – The amount of affordable housing provided annually through the planning process on both allocated and windfall sites in addition to exception sites;
- Local Indicator 4 – The amount and type of developer contributions received by way of planning obligations or other measures;
- Local Indicator 11 - The number and type of renewable energy schemes approved or refused;
- Local Indicator 14 - Number of developments resulting in a loss or destruction of a scheduled ancient monument or listed building;
- Local Indicator 15 Number of planning agreements which extend or provide cycle routes;
- Local Indicator 17 Number of new community facilities permitted;
- Local Indicator 18 Number of applications with community infrastructure secured.

Comparison of Key Issues arising from Analysis of Review of Plans/Baseline Data against Sustainability Appraisal Objectives

Key Sustainability Issues		Sustainability Appraisal Objectives																
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Key: ☺ Positive Compatible ☹ Neutral ☹ Possible Conflict																		
1	Need for more affordable housing across the District	☹	☺	☺	☹	☺	☹	☺	☹	☺	☹	☹	☺	☺	☹	☹		☺
2	Provision of services and facilities for ageing population	☹	☺	☺	☹	☺	☹	☺	☹	☺	☹	☹	☺	☺	☹	☹	☹	☺
3	Need to address marked variation in the level of community facilities in the District particularly within the rural area.	☹	☺	☺	☹	☺	☹	☹	☹	☺	☹	☹	☹	☺	☹	☹	☹	☺
4	Need for open space and sports pitches within the District.	☹	☹	☹	☹	☺	☹	☹	☺	☺	☺	☺	☺	☹	☹	☹	☹	☺
5	The need to improve the condition of SSSI within the District.	☹	☹	☹	☹	☺	☺	☹	☺	☹	☺	☺	☹	☹	☹	☹	☺	☺
6	The need to conserve and enhance habitat types and protect protected species from adverse development.	☹	☹	☹	☹	☺	☺	☹	☺	☹	☺	☺	☹	☹	☹	☹	☺	☺

Key Sustainability Issues		Sustainability Appraisal Objectives																
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Key: ☺ Positive Compatible ☹ Neutral ⊗ Possible Conflict																		
7	Need to ensure that new development does not exacerbate existing flooding problems within the District.	☹	☹	☹	☹	☺	☹	☹	☹	☹	☺	☺	☺	☹	☹	☺	☹	☺
8	Need for more open space in parts of the District to meet community needs.	☹	☺	☺	☹	☺	☹	☹	☹	☺	☺	☺	☺	☹	☹	☹	☹	☺
9	Poor uptake of Public Art within the District	☹	☹	☹	☹	☺	☹	☹	☹	☹	☺	☹	☹	☹	☹	☺	☹	☺
10	Recycling	☺	☺	☹	☹	☺	☺	☺	☺	☺	☺	☺	☹	☹	☹	☺	☺	☹
11	Need to increase uptake figures for domestic micro generation/renewable energy within the District.	☺	☺	☹	☹	☺	☺	☺	☺	☹	☹	☹	☹	☹	☹	☹	☹	☹
12	Importance of safeguarding the District's cultural and historic assets from inappropriate development.	☹	☹	☹	☹	☺	☹	☹	☹	☹	☺	☹	☹	☹	☹	☺	☹	☺
13	Importance of protecting the high quality environment making Malvern Hills District a place to live and work as a tourist destination.	☹	☹	☹	☺	☺	☹	☹	☹	☺	☺	☺	☹	☺	☹	☺	☹	☺

Key Sustainability Issues		Sustainability Appraisal Objectives																
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Key: ☺ Positive Compatible ☹ Neutral ⊗ Possible Conflict																		
14	Importance of maintaining and improving the vitality and viability of the District's town centres.	☹	☺	☺	☺	☺	☹	☹	☹	☺	☺	☺	☺	☺	☹	☺	☺	☺
15	Addressing the impact of transport trips and improving access to public transport.	☹	☺	☺	☺	☺	☹	☹	☺	☺	☺	☺	☺	☹	☹	☺	☺	☺
16	Need to provide safe cycle route networks to increase cycling levels within the District.	☹	☺	☺	☹	☺	☹	☹	☺	☺	☺	☺	☺	☹	☹	☺	☺	☺

Comparison of SPD Objectives against SA Objectives

SA Objective	SPD Objective									
	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Obj 6	Obj 7	Obj 8	Obj 9	Obj 10
Key: ☺ Positive Compatible ☹ Neutral ☹ Possible Conflict										
1 To minimise the production of waste generated	☺	☺	☺	☺	☹	☹	☹	☺	☺	☺
2 Reduce greenhouse gas emissions	☺	☺	☺	☺	☺	☺	☹	☺	☺	☺
3 To reduce traffic volumes	☺	☺	☺	☺	☺	☺	☹	☺	☹	☺
4 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all have the benefits, urban and rural	☺	☺	☺	☺	☹	☹	☹	☺	☹	☺
5 To provide opportunities for communities to participate in and contribute to the decisions that affect their neighbourhood and quality of life	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
6 Promote and support the development of new technologies especially those with high value and low impact	☺	☺	☺	☺	☺	☹	☹	☺	☺	☺
7 To increase the proportion of energy needs met from renewable resources	☺	☺	☺	☺	☹	☺	☹	☺	☺	☺

SA Objective	SPD Objective									
	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Obj 6	Obj 7	Obj 8	Obj 9	Obj 10
Key: ☺ Positive Compatible ☹ Neutral ⊗ Possible Conflict										
8 protect and improve standards of air, water and soil quality	☺	☺	☺	☺	☺	☹	☺	☺	☺	☺
9 To improve the quality of, and accessibility to local services and facilities	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺
10 Safeguard and strengthen the landscape character	☺	☺	☺	☺	☺	☹	☺	☺	☺	☺
11 Seek net gain to biodiversity at all levels	☺	☺	☺	☺	☹	☹	☺	☺	☹	☺
12 To improve the health and well being of the population and reduce inequalities in health	☺	☺	☺	☺	☺	☺	☺	☹	☹	☺
13 Provide decent, affordable housing for all, of the right quality and type, tenure and affordability for local needs, in clean, safe and pleasant local environment	☺	☺	☺	☺	☹	☺	☹	☺	☹	☺
14 To raise the skill level and qualification of the workforce.	☺	☺	☺	☺	☹	☹	☹	☹	☹	☹
15 Conserve and enhance the historic environment	☺	☺	☺	☺	☹	☹	☹	☺	☹	☺

SA Objective	SPD Objective									
	Obj 1	Obj 2	Obj 3	Obj 4	Obj 5	Obj 6	Obj 7	Obj 8	Obj 9	Obj 10
Key: ☺ Positive Compatible ☹ Neutral ⊗ Possible Conflict										
16 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, Greenfield land and maximise use of previously developed land.	☺	☺	☺	☺	☺	⊗	☺	☹	☺	☺
17 Encourage pride and social responsibility in the local community.	☺	☺	☺	☺	☺	☺	☺	☺	☺	☺

Comments and Recommendations

SA Objective 16 versus SPD Objective 6

Possible conflict – SA objective 16 seeks to protect greenfield land from development. However, the provision of exception sites for affordable housing may involve the use of greenfield sites. The objective needs to consider issue of sustainable development in terms of priority of land use and location.

Recommendation:

Change wording of SPD Objective 6 to read: “To ensure that affordable housing is delivered in accordance with the Local Plan Development Strategy and defined local needs”.

Mitigating adverse effects and maximising beneficial effects – testing option 4 against SPD/SA Objectives

SA Objective	Decision Making Criteria	Score	Comments: Effects and any Mitigation Measures
1 To minimise the production of waste generated	Will it increase waste recovery and recycling?	+	<p>Effects: Although new development will use resources, Objective 9 has the potential to minimise waste production through the promotion of sustainable construction and design and the integration of recycling facilities within the development.</p> <p>Mitigation/Enhancement N/A</p>
2 Reduce greenhouse gas emissions	Will it help to promote sustainable modes of transport?	+	<p>Effects: Objectives 5 and 9 provide positive opportunities to promote sustainable modes of transport, sustainable construction and opportunities for renewable energy. Ensure that the SPD addresses these issues.</p> <p>Mitigation/Enhancement N/A</p>
	Will it use sustainable construction methods?	+	
	Will it encourage opportunities for the production of renewable energy?	+	

SA Objective	Decision Making Criteria	Score	Comments: Effects and any Mitigation Measures
3 To reduce traffic volumes	Will it help to reduce the need to travel?	?	<p>Effects: Reducing the need to travel is dependent on the location of new development. However, objective 5 provides a positive approach to securing sustainable modes of transport.</p> <p>Mitigation/Enhancement N/A</p>
	Will it provide opportunities to increase sustainable modes of travel?	+	
4 Develop a knowledge driven economy, the infrastructure and skills base whilst ensuring all have the benefits, urban and rural	Will it help to enhance the District's economy?	?	<p>Effects: No explicit objective on this issue although through objective 3, the use of developer contributions and planning obligations can be secured to address training needs and improve access to public transport and rural employment opportunities.</p> <p>Mitigation/Enhancement N/A</p>
	Will it contribute towards rural regeneration?	?	

SA Objective	Decision Making Criteria	Score	Comments: Effects and any Mitigation Measures
5 To provide opportunities for communities to participate in and contribute to the decisions that affect their neighbourhood and quality of life	Will the proposals incorporate community consultation?	+	Effects: The SPD and SA are subject to statutory consultation and development proposals are also subject to public scrutiny. Monitoring of the SPD and developer contributions and planning obligations will be set out in the Council's AMR. Mitigation/Enhancement N/A
	Will it lead to transparent and open decision making to the public?	+	
6 Promote and support the development of new technologies especially those with high value and low impact	Will it encourage innovative and environmentally friendly technologies?	+	Effects: The SPD objectives provide positive opportunities to secure such technologies as part of mitigation/enhancement measures. Mitigation/Enhancement N/A
7 To increase the proportion of energy needs met from renewable resources	Will it encourage energy efficient design?	+	Effects: Objective 9 provides positive opportunities to promote sustainable construction and opportunities for renewable energy. Ensure that the SPD addresses these issues. Mitigation/Enhancement N/A
	Will it promote opportunities for renewable energy?	+	

SA Objective	Decision Making Criteria	Score	Comments: Effects and any Mitigation Measures
8 Protect and improve standards of air, water and soil quality	Will it improve air quality?	?	Effects: This is dependent on the development proposal. The SPD provides the opportunity to secure Sustainable Urban Drainage systems as part of the development proposal. Landscaping and tree planting associated with proposals will have an impact on air quality. Mitigation/Enhancement N/A
	Will it reduce emissions of key pollutants?	?	
	Will it provide opportunities to improve local water quality?	?	
9 To improve the quality of, and accessibility to local services and facilities	Will it enhance local facilities?	?	Effects: This depends on the location of development but objectives are in place to enhance accessibility to services through provision of public transport and other sustainable modes of transport. Mitigation/Enhancement N/A
	Will it contribute to rural service provision within the District?	?	
	Will it enhance accessibility to the District's countryside by sustainable modes of transport?	?+	
10 Safeguard and strengthen the landscape character	Will it protect and enhance the varied landscape character of the District?	?	Effects: New development has the potential to have a negative impact on landscape character but also provides the opportunity for enhancement.

SA Objective	Decision Making Criteria	Score	Comments: Effects and any Mitigation Measures
			Mitigation/Enhancement Ensure that SPD provides guidance on negating/enhancing impact of development on landscape character. Ensure cross-reference to landscape character assessments.
11 Seek net gain to biodiversity at all levels	Will it conserve and enhance habitats in the District and create habitats in areas of deficiency?	?	Effects: New development has the potential to have a negative impact on species/habitats but also provides opportunities for incorporating biodiversity enhancements. Mitigation/Enhancement Ensure that SPD provides guidance on negating/enhancing impact of development on biodiversity.
12 To improve the health and well being of the population and reduce inequalities in health	Will it help to improve access to health facilities across the District?	+	Effects: This depends on the location of development but the objectives seek to promote access through sustainable modes of travel. The potential for walking and cycling promotes opportunities for healthy lifestyles. Mitigation/Enhancement N/A
	Will it reduce health inequalities?	+	
	Will it promote healthy lifestyles and improve the quality of life of residents?	+	

SA Objective	Decision Making Criteria	Score	Comments: Effects and any Mitigation Measures
13 Provide decent, affordable housing for all, of the right quality and type, tenure and affordability for local needs, in clean, safe and pleasant local environment	Will it increase access to good quality and affordable housing across the District?	++	Effects: Specific objective. Requirements for affordable housing will make a significant contribution. Mitigation/Enhancement N/A
14 To raise the skill level and qualification of the workforce.	Will it improve the qualifications and skills of the population?	+	Effects: Developer Contributions and Planning Obligations can be used to provide training opportunities through objective 3. Mitigation/Enhancement N/A
15 Conserve and enhance the historic environment	Will it protect and enhance Conservation Areas and other sites and features of historic and cultural value?	?	Effects: New development has the potential to have a negative impact on the historic environment but also provides opportunities for enhancements. Mitigation/Enhancement Ensure that SPD provides guidance on negating/enhancing impact of development on features of historic or cultural value.
	Will it protect listed buildings?	?	
	Will it help to preserve and record archaeological features?	?	

SA Objective	Decision Making Criteria	Score	Comments: Effects and any Mitigation Measures
16 Ensure efficient use of land through safeguarding of mineral reserves, the best and most versatile agricultural land, Greenfield land and maximise use of previously developed land	Will it safeguard the District's mineral resources?	?	Effects: This depends on the location of development but objectives seek to protect and enhance the landscape and resources Mitigation/Enhancement N/A
	Will it safeguard the best and most versatile agricultural land from adverse development?	?	
17 Encourage pride and social responsibility in the local community.	Will it foster a sense of civic pride in the area?	+	Effects: The SPD and SA are subject to statutory consultation and development proposals are also subject to public scrutiny. Monitoring of the SPD and developer contributions and planning obligations will be set out in the Council's AMR. Mitigation/Enhancement N/A
	Will it encourage community engagement and influence community decision-making?	+	