

Planning Obligations SPD - Sustainability Appraisal Report



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Non-Technical Summary

- A.1. As the role of a Supplementary Planning Document, or SPD, is to expand on the provisions of existing policies, the Sustainability Appraisal (SA) of the Planning Obligations SPD has focussed on assessing the sustainability effects of that SPD over and above the Herefordshire Unitary Development Plan (March 07) policies to which it relates.
- A.2. Planning obligations are a valuable way of bringing development in line with the objectives of sustainable development. The SPD is therefore expected to have a very positive impact on those matters that obligations would seek to address, such as the supply of affordable housing and sustainable transport.
- A.3. A Scoping Report for the Sustainability Appraisal was prepared in October 2006. This was based on the General Scoping Report prepared for the Sustainability Appraisal of the Local Development Framework (LDF). The Planning Obligations Sustainability Appraisal Scoping Report 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. The Scoping Report was consulted upon in November 2006; comments received were incorporated into the draft SA, which accompanied the draft SPD on Planning Obligations published for public consultation in March 07.
- A.4. The draft SA and SPD were consulted upon in accordance with statutory regulations for 6 weeks. The results of that consultation were used to inform the final versions of both the SPD on Planning Obligations and its associated SA. The results of those consultations are contained in the Consultation Statement accompanying the final SPD.
- A.5. The main changes to the SA relate to revisions made following from amendments to the final SPD which included deletions with respect to employment contributions and changes made to facilitate affordable housing provision, linking to social and economic priorities for the county.
- A.6. All the documents referred to above can be found on the Council's website in the forward planning pages.
- A.7. Figure A1 on the next page summarizes the appraisal of the whole SPD on Planning Obligations against the SA objectives set out in the LDF General Scoping Report referred to above. See also Appendix 4 to this document.

Figure A1 – Appraisal of likely significant effects of the Planning Obligations SPD

SA Objective	Cumulative Effect
To support, maintain or enhance the provision of high quality, local or easily accessible employment opportunities	☺
Secure a more adaptable and higher skilled workforce	☹
Maintain or enhance conditions that enable sustainable economy and continued investment	☺
Reduce road traffic and congestion, pollution and accidents and improve health through physical activity by increasing the proportion of journeys made by public transport, cycling and walking	☺☺
Improve the health of the people of Herefordshire, reduce disparities in health geographically and demographically and encourage healthy living for all	☺
Improve equality of access to and engagement in quality cultural, educational, leisure, sporting, recreational and community activities for all	☺☺
Sustainable regeneration	☺
Raise educational achievement levels across the County	☺☺
Reduce and prevent crime/fear of crime and antisocial behaviour in the County	☺
Reduce poverty and promote equality, social inclusion by closing the gap between the most deprived areas in the county and the rest of the county	☺
Provide everyone with the opportunity to live in good quality, affordable housing of the type and tenure, in clean, safe and pleasant local environments	☺☺
Reduce the amount of waste requiring disposal and minimise the use of non-reusable materials and encouraging recycling	☺☺
Value, maintain, restore and expand county biodiversity	☺
Use natural resources and energy more efficiency	☹
Value, protect, enhance and restore the landscape quality of Herefordshire, including its rural areas and open spaces	☺
Reduce Herefordshire's vulnerability to the impacts of climate change as well as its contribution to the problem	☺
Reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	☺
Minimise local and global pollution and protect or enhance environmental resources	☺
Ensure integrated, efficient and balanced land use	☺
Value, protect and enhance the character and built quality of settlements and neighbourhoods and the county's historic environment and cultural heritage	☺

Consultation Undertaken

The consultation of this document was undertaken in accordance with the SEA Directive, (2001/42/EC) to ensure the views of stakeholders helped to shape a more informed and inclusive Supplementary Planning Document (SPD) on Planning Obligations.

Consultation took place over a six-week period, from 1st March 2007 to 12th April 2007. The comments received were logged and have shaped the final version of the Planning Obligations SPD, specifically with greater focus on the priority of facilitating more affordable, local need housing provision in the County and the need to promote Herefordshire's business economy (with a consequent relaxation in contributions in both instances).

1. Summary of Appraisal Process

1.1 A Scoping Report for the SA of the Planning Obligations SPD was prepared in October 2006. This was based on the General Scoping Report prepared for the Sustainability Appraisal of the Local Development Framework (September 2006). It included a proposed framework of objectives and indicators to be used to assess the sustainability impacts of the SPD and discussed the options as to how the SPD could be approached. Other sections of the SPD Scoping Report provided further information on how the objectives and indicators had been chosen, and how the sustainability appraisal would be carried out, including:

- other relevant plans and policies considered;
- baseline information about the main characteristics of the County and what some of the main sustainability issues are;
- the broad options being considered for the SPD at this early stage; and
- the proposed structure and level of detail to be included in the final SA report

1.2 The Scoping Report for the SA was released for consultation in November 2006, to the four main environmental bodies in accordance with government guidance¹. Comments received were considered and incorporated into the Draft Sustainability Appraisal and used to extend the key issues section.

1.3 The Draft SPD and associated SA were developed following from the Scoping Report SA and initial consultation with stakeholders. The alternative options were considered against the SA objectives as set out in the General Scoping Report for the LDF, the analysis of which is reproduced in Appendix 2 of this report. In addition, the objectives of the SPD were analysed, this is reproduced in Appendix 3. Finally, the cumulative sustainability effects of the whole SPD were considered against the SA objectives and this analysis is reproduced in Appendix 4. The Draft SPD and SA were published for a further consultation period of 6 weeks in March 2007, the results of this consultation have been analysed and help to inform both the final version of the SPD and ultimately the SA has been reviewed against the changes made to the SPD and amended accordingly.

2. Background

2.1 In accordance with the Planning and Compulsory Purchase Act 2004, all planning documents that make up a Council's Local Development Framework must undergo a Sustainability Appraisal (SA).

2.2 The main purpose of sustainability appraisal is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. This is done through appraising the social, environmental and economic effects from the outset of the preparation process so that decisions can be made which accord with the

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks (November 2005)

objectives of sustainable development. Sustainability Appraisal offers a systematic way of checking and improving plans as they are developed.

- 2.3 There is also a EU Directive, which requires a 'Strategic Environmental Assessment' (SEA) of plans and programmes, including development plans. The aim of this Directive is to ensure the compatibility of all land use plans with the environmental and conservation aims identified at a European level. (Appendix 1 details how this report complies with the SEA Directive). The government has issued guidance on how to incorporate the two processes as referred to above. The scope of the process has been extended to include social and economic issues and has been designed so that by carrying out one appraisal process, local authorities can satisfy the requirements of both SA and the European SEA Directive. In this report, SA should be taken to mean SA incorporating SEA.

3.0 Purpose of the report

This report represents the SA of the final version of the Planning Obligations SPD. Its aim is to assess the SPD against social, environmental and economic objectives, and to set out the information on which the appraisal is based. Readers should refer back to the General Scoping Report published in September 2006 in order to gain a fuller understanding of the approach to SA the Council is taking for all of the documents in the LDF. The General Scoping Report contains much of the background work that has informed the appraisal of the Planning Obligations SPD and some of the requirements of the SEA have been met in that work. All documents are available on the Local Development Framework pages of the Herefordshire website.

- 3.1 The Planning Obligations SPD provides advice to developers and applicants for planning permission on the use of planning obligations particularly when implementing UDP policies. It provides the further guidance to policies, particularly Policy S2 (Development Requirements) and Policy DR5 (Planning Obligations).

UDP Adopted March 2006 **S2 – Development Requirements**

The contribution that developments can make to a sustainable pattern of land use and development which respects the County's environmental resources will be secured by:

9. making use of planning conditions and planning obligations to further the strategy of the plan.

DR5 – Planning Obligations

To further the strategy of the Plan planning obligations will be sought to achieve community, transport and environmental benefits where these benefits are reasonable, necessary, relevant, and directly, fairly and reasonably related to the proposed development. The circumstances in which such benefits will be sought will be identified in relevant Plan policies and may be further detailed in supplementary planning documents.

- 3.2 Planning Obligations are a legal agreement between the planning authority and a developer and are entered into when granting planning applications. They are a method of securing contributions to address community and infrastructure needs associated with development, which would otherwise be deemed unacceptable in planning terms.

- 3.3 The overall objective of the SPD is: “that in the interests of sustainable development, it is reasonable to expect developers to contribute towards the financing of new or improved infrastructure directly related to new development proposals.”
- 3.4 The SPD clarifies when planning obligations would be negotiated and what benefits would be sought. It covers a range of topics including Affordable Housing, Accessibility, Transport and Movement, Community Facilities, Community Safety and Town Centres, Education Facilities, Leisure Facilities and Open Space, Biodiversity, Landscape, Waste and recycling.
- 3.5 The impact of the SPD will be monitored against the indicators as set out in Appendix 4. This will indicate to what extent the SPD is meeting its purpose and whether the policies need adjusting to more efficiently deliver its targets.

4.0 Sustainability Objectives, Baseline and Context

4.1 UDP Policy Appraisal

There is a requirement to appraise the base policy of an SPD to determine its sustainability impacts. The policies in the UDP underwent SA at the First, Revised Deposit and modification stages. It assessed the sustainability issues relating to the policies in a similar way, by setting out the effects of the policy on a number of sustainability objectives. Given the existence of this prior assessment and the fact that the policies cannot be altered at this stage of the plan making process, it was not deemed constructive to undertake a further assessment of these base policies. After a review of that appraisal, the SA of the Planning Obligations Supplementary Planning Document itself focused on assessing the effects of the SPD over and above the provisions of the policies, using the assessment criteria set out in the General Scoping Report for the LDF and the Subsidiary Scoping Report on Planning Obligations.

4.2 Links to other strategies, plans and programmes and sustainability objectives

The General Scoping Report contains a comprehensive review of all plans, strategies, guidance and legislation, which relate to sustainability. These documents range from international guidance and legislation at the highest level, through UK government policies and guidance, to corporate policies and strategies at the local level. They also include targets and objectives of regulatory and advisory organisations, e.g. Environment Agency. This information is set out in Appendix A1 of the General Scoping Report. Although all of the documents have implications for sustainability, not all of them are relevant to the preparation of the Planning Obligations SPD. Those plans and programmes, which are of particular relevance were extracted from the database and set out in the subsidiary Scoping Report for the SPD. A new document which has emerged since the Planning Obligations Scoping Report was published, is the Consultation report on Planning Gain Supplement (December 06), this document suggests further options for how planning gain supplement will be introduced, and mainly affects affordable housing and transport contributions. It is not considered to affect the draft Planning Obligations SPD. Another two documents which have recently been published are PPS3 and PPS 25, but neither of these documents are believed to have a significant impact on the sustainability appraisal of the draft Planning Obligations SPD.

4.3 The social, environmental and economic baseline

There are many sources of baseline information about the County covering a range of environmental, social and economic issues. As part of the preparation of the General Scoping Report, a wide variety of information relating to a number of different sustainability issues was collected. Most of this was presented at countywide level. This provided a broad overview of the key sustainability issues affecting the county as a whole in order to inform the preparation of the LDF. This information is set out in Appendix A2 of the General Scoping Report. As the SPD is of countywide relevance, it was not deemed necessary to collect any further baseline data relating to specific areas. This baseline information will be updated regularly.

4.4 Key Sustainability Issues

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 Council's view on the information, which is most relevant to the SPD process. The identification of the key issues provides the basis for development of SA and SPD objectives to ensure that they are addressed as part of future policy making decisions.

Figure 1: The key issues outlined within the Scoping Report include:

Key Issue	Summary
Employment	Reduce and manage reliance on traditional employment sectors and ensure Herefordshire can attract business in technology and knowledge intensive sectors. Lower average wages than region or nation.
Skills	Lack of skilled workforce could affect investment potential and increase "commuting in" from other areas to bridge the skills gap.
Transport and Travel	High reliance on the private car Low usage of public transport Traffic Congestion
Ill-health	Ageing population Disparities in health geographically and demographically
Access to essential facilities	Many small rural settlements without access to health, education, employment, retail or recreational facilities and with little public transport availability Desire to get more public participation in decisions affecting community particularly by hard to reach groups such as young people and gypsy travellers.
Sustainable Regeneration	Strengthen vitality and viability Strengthen role they play as focus for community activity
Education	Improve educational attainment across all age groups Lack of university in district
Provision of Affordable Housing	High ratio of property price to household earnings Shortfall of provision of affordable dwellings / increase in number of people on Home Point register Decline in average household size Lifetime homes needed and greater range of size and mix of tenure. Provision of gypsy sites
Reduction in waste/increase in recycling	Recycling targets not being met Increase in the amount of waste to landfill over time Reduced capacity of current landfill sites
Biodiversity	Protect and enhance sites and species of national, regional and local importance and minimise loss of biodiversity
Energy Use	Promote zero carbon development through energy efficiency and renewable generation

Other key issues were subsequently considered of relevance as part of the appraisal and include: Built Environment, Crime / Fear of Crime, Water Usage, Climate Change and Flood Risk, Reducing Poverty and Social Inclusion. These also stem from the General Scoping Report (September 2006).

4.5 SA Framework

This was identified in the Scoping Report of the Planning Obligations SPD. Subsequently, it was considered relevant to include all 20 objectives that were detailed in the General Scoping Report of the SA of the LDF (see Appendix A3 of that report).

5.0 Assessment of Significant Effects of the SPD

5.1 Outcome of the SA process

The Scoping Report stated that it was intended to appraise the options and then the SPD as a whole rather than appraising the individual elements of the guidance. The results of the appraisal, which assesses the expected outcomes of implementing the SPD against the other options and the impact of the whole plan against the SA framework sustainability objectives, are set out in the appendices to this report.

5.2 Appraisal Of Options

The Council consulted on a number of policy options in preparing the SPD. In accordance with the ODPM's SA guidance, the options included the 'do nothing' option (Option 1), essentially resulting in a continuation of the existing UDP policies and related Supplementary Planning Guidance. Other Options were:

- extending the range of infrastructure for which planning obligations would be sought, but not quantifying the contributions (Option 2)
- quantifying the likely levels of contribution to be sought for particular types of infrastructure (Option 3); and
- applying a general tariff to all new developments (Option 4)

From an assessment of the Initial Consultation paper responses and emerging government guidance, it became apparent that the 'do nothing' approach was not a viable option. Option 2 was considered favourably but lacked transparency and consistency. Option 3 was viable and considered most suitable for Herefordshire in the light of existing development patterns and obligation procedures. In result a combination of options 2 and 3 has been favoured in the draft SPD.

Appraisal of Option 1 – 'do nothing' or continuation of existing policies, as set out in Appendix 2, identifies no true negative effects. However, positive effects are assessed against three of the sustainability objectives; the provision of affordable housing, access to essential facilities and transport and travel. In respect of the other objectives, the effect was assessed as 'neutral' or 'uncertain' in the absence of specific guidance on the role of planning obligations.

In contrast, the appraisal of Option 4 – the tariff approach is assessed as positive against all but a couple of the sustainability objectives.

It is apparent from the appraisal that both the preferred option (options 2 & 3) and Option 4 score significantly better than Option 1 – the "do nothing" approach. Option 4 scores marginally better than the preferred option in terms of the sustainability objectives, however, the risk factors inherent in Option 4 are considered to be significant factors to be weighed against the marginal benefits of the "roof tax" approach.

5.3 The Appraisal of the Objective of the SPD

It is recognised that no development is 100% sustainable; however it is sometimes possible to remove or reduce any potentially negative impacts by certain mitigation measures. It is in fact the aim of the Planning Obligations SPD to address the impacts of development by securing the provision of community infrastructure. The specific objective of the preferred option is to secure contributions particularly (but not exclusively) for the topics listed in Part 3 of the SPD. Where relevant, planning obligations will also be required to provide appropriate compensation and/or mitigation wherever development would harm an environmental or community resource. The appraisal in Appendix 3 demonstrates that the objective of the SPD are compatible against the sustainability objectives as set out in the LDF SA Framework, with no negative effects being identified.

5.4 Significant social, environmental and economic effects of the SPD

It is expected that the SPD will have an overall positive effect on matters such as open space, biodiversity, supply of affordable housing and sustainable transport as well as other matters the SPD seeks to address. It will do so by clarifying for applicants and developers what they can expect in terms of financial implications on planning obligations necessary for a particular development and thereby increasing the speed, transparency and efficiency of the planning process (see Appendix 4).

5.5 Uncertainty and Risks

When assessing the SPD against most of the sustainability objectives there are obvious positive or negative effects and where there is such a precise effect this has been identified and explained in Appendix 4. However, the issue of uncertainty is a common theme in the SA process. The nature of the Planning Obligations SPD hopefully helps reduce uncertainty by providing specific guidance regarding the contributions that the Council would expect from typical forms of development. Since the need for planning obligations has to be considered on a case-by-case basis, not all development proposals may give rise to them; conversely, certain types of development may, perhaps because of size or complexity, create impacts that give rise to more extensive obligations than are set out in the guidance. It is therefore more difficult to predict the scale of the effects on the sustainability objectives and indicators.

5.6 Mitigation

Although the appraisal has not demonstrated any significant negative effects on the sustainability objectives it should be noted that the SPD can only give general guidance and may not identify specific mitigation measures required to deal with the impacts of particular developments. Other measures may be sought through more detailed policies or proposals or through the consideration of individual planning applications.

6.0 Further Work

6.1 This final SA report will be published to coincide with publication of the adopted SPD. The initial aim of the SA process is to ensure that the Planning Obligations SPD is sound in meeting social, environmental and economic sustainability objectives. The Planning Obligations SPD will form part of the Herefordshire Local Development Framework. It will be used in conjunction with the Unitary Development Plan in determining planning applications and the assessment of the impact of development. The use of the SPD will provide a clear, transparent approach, early in the development process ensuring that any adverse impacts of development are mitigated against and that development meets the sustainability objectives of the UDP and emerging LDF.

6.2 Monitoring

It is anticipated that a monitoring officer will track compliance of each obligation in an agreement as the development proceeds. All agreements/undertakings will be monitored through the use of a Planning Obligations database. An Annual Report on planning obligations will be produced detailing the status and the use of planning agreements, monies received and spent, works carried out and future priorities. This will form part of the Corporate Plan process within the Council and the Scrutiny Committee will also consider the Report. The planning obligation database will also refer to the UDP policies used in determining the application. This can then be used for monitoring the policies of the UDP in appraising their effectiveness in working towards sustainable development and referred to in the UDP Annual Monitoring Report. The sustainability or otherwise of the SPD will be reviewed through an annual review of the objectives, indicators and targets detailed in Appendix 4.

Appendix 1 – Compliance with the requirements for the environmental report under the SEA Directive

Information to be included in an Environmental Report under 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.	Section 3 and 4
The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.	Appendix 2
The environmental characteristics of areas likely to be significantly affected.	4.3 and 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.	4.2 and 4.3
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.	4.4 and Appendix 4
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan.	5.6 and Appendix 4
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, 5.2 and 5.3
A description of monitoring measures.	6.2
A non-technical summary of the information in the SA 1.0	A1 – A7, Figure A1.

Appendix 2 – Comparison of Options

SA Objective	Option 1	Option 2 and 3	Option 4
Employment	Would not address the need for small business/ starter units, training or business support.	Contributions could provide small business/ starter units and business support programmes.	Would encourage inward investment.
Skills	No specific requirements for training, college etc.	No specific requirements for training, college etc.	Requirements can be provided for training centres.
Sustainable Economy and Continued investment	No specific requirements currently	Low thresholds and high contributions could deter economic growth	Unsure as to the effect
Transport & Travel	Some contributions would be given to sustainable transport infrastructure, although only in specific areas.	Would result in contributions to sustainable transport infrastructures in all areas and improvements to road infrastructure.	Would provide contributions to sustainable transport infrastructure.
Ill-Health	Effects on health would be uncertain.	Formulae could be established.	Would provide contributions to health and well being.
Access to essential facilities	A degree of community facilities would be provided. However, it would not generally address community safety.	Community safety would increase and an increase in provision of community facilities, ie community buildings/ infrastructure.	A range of community facilities could be provided.
Sustainable Regeneration	Effects would be uncertain on the whole. However, limited provisions would be provided through current practice.	Provisions can be made where needed for enhancement and protection.	Unsure as to the effect.
Education	Current adhoc system would continue	Provide more certainty to the provision of school places and educational facilities.	Would encourage higher and further education provision.
Provision of affordable housing	There would be some provision of affordable housing, which would follow the 35% policy currently used.	Existing policy would continue to be used, however to ensure affordability no contributions will be sought from the affordable units on the site.	Affordable housing would be provided in tariff system.

Reduction in Waste / recycling	No particular criteria would be met due to no specific guidance available.	More provisions would be made to waste and recycling provisions.	Contribution would be made towards waste/recycling facilities.
Landscaping and Biodiversity	Effects would be dependable upon location and type of proposals coming forward.	Effects on biodiversity are dependant on the location and type of proposals coming forward. Additional benefits for AONB's.	Effects on biodiversity are dependant on the location and type of proposals coming forward.
Energy use	Uncertain as to the effect.	Formulae would be established	Uncertain Impact
Climate Change and Flood Risk	No provision currently allowed.	More provision could be provided depending on proposals coming forward.	More provision could be provided depending on proposals coming forward.
Social Inclusion and Reducing Poverty	Uncertain as to the effects	A more pro-active approach to community facilities would enhance community identity/reduce social deprivation.	Would reduce social deprivation and enhance community identity.
Heritage, Archaeology and Built Environment	Uncertain of the effects.	Contributions will be made towards public realm, landscaping and public art to improve and maintain our local heritage.	Better provision towards public art and landscaping to maintain local heritage and protect archaeological sites.
Crime and Fear of Crime	No provision currently provided	Would encourage contributions towards CCTV provision and other security measures	Would encourage contributions towards CCTV provision
Natural Resources	Effects would be dependable as to the location and type of proposals coming forward	Increase in development on existing brown field land	
Balanced Land Use	Density levels would be in accordance to current policies	Existing policy would continue to be used, with improvements to the Sustainable Transport infrastructure	Density level targets would be reached
Reduce the risk of flooding and the resulting detriment	Effects would be dependable upon location and type of proposals coming forward.	More provisions would be provided, especially in areas of greatest need.	Uncertain as to the full impact
Pollution	Uncertain as to the effects	Improvements to water quality and air quality	Uncertain as to the full impact

Appendix 3 – Testing Plan Objectives against SA Objectives

Plan: Planning Obligations Supplementary Planning Document

Plan Objective: To expect development to contribute towards the financing of new or improved infrastructure, directly related to and necessary for new development proposals, in the interests of sustainable development.

SA Objective	Possible Effect (please tick)				Explanation – Contributions towards	Mitigation and Enhancement
	Positive	Negative	Neutral	?		
To support, maintain or enhance the provision of high quality, local or easily accessible employment opportunities, suited to the changing needs of the local workforce	✓				Better employment facilities maybe provided, as well as transport links.	
Secure a more adaptable and higher skilled workforce		✓			No request for contributions to skills development	
Maintain or enhance conditions that enable a sustainable economy and continued investment	✓				More smaller businesses may be encouraged to the County, improvements to local infrastructure	
Reduce road traffic and congestion, pollution and accidents and improve health through physical activity by increasing the proportion of journeys made by public transport, cycling and walking	✓				Improvements in road infrastructure, public transport, pedestrian & cyclist facilities, pedestrian crossings, traffic calming schemes etc...	
Improve the health of the people of Herefordshire, reduce disparities in health geographically and demographically and encourage healthy living for all	✓				More health services may be provided. Encourage better links.	
Improve equality of access to and engagement in quality cultural, educational, leisure, sporting, recreational and community activities for all	✓				More services may be provided. Improve current services.	
Sustainable Regeneration	✓				Improvements to city centre and town.	
Raise educational achievement levels across the County	✓				Provision of required school places/improved facilities	
Reduce and prevent crime/fear of crime and antisocial behaviour in the County	✓				Improve security / CCTV	
Provide everyone with the opportunity to live in good quality, affordable housing of the right type and tenure, in clean, safe and pleasant local environments	✓				Provide affordable housing as part of new development.	
Reduce the amount of waste requiring disposal and minimise the use of non-reusable materials and encourage recycling	✓				Improve waste disposal, recycling centres.	
Value, maintain, restore and expand county biodiversity	✓				Biodiversity enhancement, enhance landscape surrounding development	
Use natural resources more efficiently	✓				Provide renewable sources of energy or restrict use through design techniques.	
Value, protect, enhance and restore the landscape quality of Herefordshire, including its rural areas and open spaces	✓				Protect and enhance open spaces. Provide new open spaces.	
Reduce Herefordshire's vulnerability to the impacts of climate change as well as its contribution to the problem	✓				More funding towards sustainable modes of transport, flood risk reduction.	
Minimise local and global pollution and protect or enhance environmental resources.	✓				Improve public transport, more sustainable modes of transport, better infrastructure.	
Ensure integrated, efficient and balanced land use	✓				New community facilities may be provided following development of housing.	

Value, protect and enhance the character and built quality of settlements and neighbourhoods and the County's historic environment and cultural heritage	✓				Better infrastructure, services provided and provide protection to historic heritage.	
Reduce the risk of flooding and the resulting detriment to public well-being, the economy and the environment	✓				Provide more adequate defences	
Reduce poverty and promote equality, social inclusion by closing the gap between the most deprived areas in the County and the rest of the County	✓				Affordable housing, community facilities	

Appendix 4 – Predicting and evaluating the impacts of the whole SPD

Key: - 2 = major negative, -1 = minor negative, 0 =neutral, 1 = minor positive, 2 = major positive, ? = unknown

SA Objective and Appraisal Questions	Assessment of Effect (-2,-1,0,1,2,?)	Explanation of Assessment	Indicators	Target
01 To support, maintain or enhance the provision of high quality, local or easily accessible employment opportunities, suited to the changing needs of the local workforce				
1.1 Will it maintain or increase current employment rates in knowledge and technology intensive sectors?	+1	Contributions may support new employment opportunities.	Number employed in knowledge and technology intensive industries	Increase the number of people employed in knowledge and technology intensive industries from 9339 to 10,286 by 2007/8
1.2 Will it provide flexible employment land near to the workforce or provide opportunities easily accessible by public transport?	+1	Possible impact in Edgar Street Grid.	Employment land developed by type	
1.3 Will it encourage fair and decent work conditions and increase median weekly earnings?	0		Average level of earnings compared to the West Midlands region	Close the gap between Herefordshire and the rest of the West Midlands and nationally
1.4 Will it help to increase diversity of job opportunities?	+1	Contributions would support the development of new employment.	Employment by sector	
02 Secure a more adaptable and higher skilled workforce				
2.1 Will it provide or facilitate through investment appropriate training and learning to help build, attract and retain a highly skilled workforce that meets existing and future needs?	0	Contributions to training deleted	Number of 16-19 year olds in education or training	
2.2 Will it reduce inequalities in skills across the county?	0	Contributions to training deleted	Percentage of adults without basic numeracy/literacy skills	By 2010 reduce the proportion of adults with low basic skills from 17% to 10%
03 Maintain or enhance conditions that enable a sustainable economy and continued investment				
3.1 Will it improve the resilience and/or diversity of business and the economy?	0	Contributions to training deleted	GVA per head	To raise GVA per head above the national average (RSS)

3.2 Will it provide or facilitate availability of appropriate sites and properties for new business opportunities or growth whilst using natural resources efficiently?	+1	Provide employment sites and new business opportunities on the Edgar Street Grid for example.	Amount/area of allocated employment land available for development	
3.3 Will it encourage and support a culture of enterprise and innovation, including social enterprise or the voluntary sector?	0			
3.4 Will it encourage corporate social and environmental responsibility, with county organisations leading by example?	0			
04 Reduce road traffic and congestion, pollution and accidents and improve health through physical activity by increasing the proportion of journeys made by public transport, cycling and walking				
4.1 Will it reduce the need to travel?	+1	Improved pedestrian/cycle links. Improved public transport / transport infrastructure		
4.2 Will it promote more sustainable transport patterns in areas suffering from congestion?	+2	Improved road network, transport technologies especially around new developments, e.g. Edgar Street Grid.	Change in annual average daily traffic volumes in Hereford and on the principle road network	Restrict annual growth to 1%
4.3 Will it improve the quality and/or provision of integrated transport options in areas of need and that are accessible to all?	+1	Improvement to disabled access and routes to be used by disabled. Improve cycle routes and pedestrianisation.	Public transport patronage volumes	Increase by 16% the no. of passenger bus journeys per year
4.4 Will it increase the use of public transport, cycling and walking?	+2	Better provision of footpaths, cycle ways and public transport.	Percentage of resident population that travels to work by public transport, on foot or on cycle	Increase by 18% by 2010/11 (LTP2)
4.5 Will it secure the implementation of green travel plans?	+1	Contributions will be made to go towards green travel plans.	Travel Plan coverage	
4.6 Will it minimise risks associated with car travel?	+1	Improvements to road network and junction should improve safety.	No. of people killed or seriously injured on Herefordshire's roads	Reduce by 30% (from 154/yr to 108/yr by 2010)
05 Improve the health of the people of Herefordshire, reduce disparities in health geographically and demographically and encourage healthy living for all				
5.1 Will it help to ensure there is adequate provision of healthcare services appropriate to local needs, which are accessible by sustainable modes of transport?	0	Contributions towards health need further development in future review infrastructures. Need to establish formulae.	Percentage of households in rural towns, villages and dispersed areas from key services	
5.2 Will it help to reduce inequalities in health?	0	Contributions towards health need further development in future review.	Life expectancy in males and females	

5.3 Will it encourage healthy lifestyles? E.g. reducing car use and maintaining or enhancing access to physical sports, green space, and recreation?	+2	Provision of open space facilities and sustainable transport infrastructure.	Measures of healthy lifestyles, e.g. physical activity, smoking rates, etc	Reduce smoking rate in 11-15yr olds by 50% from 1998 by 2010
06 Improve equality of access to and engagement in quality cultural, educational, leisure, sporting, recreational and community activities for all				
6.1 Will it maintain or increase the type or quality of facilities in areas where there is need, ensuring easy and equitable access by sustainable modes of transport?	+2	Open space facilities, community, education and leisure.	Quality of open spaces % of population within 20 mins travel time of a range of 3 sports facility types	
6.2 Will it promote Herefordshire's facilities to local people and tourists encouraging participation by all?	0		Percentage of residents using authority's cultural and leisure facilities	
6.3 Will it promote the use of inland waterways for leisure, recreation, telecommunication, freight transport and/or as a catalyst for urban and rural regeneration?	+1	Edgar Street Grid.	Number of regeneration projects	
07 Sustainable Regeneration				
7.1 Will it support viability or develop services and facilities appropriate to the community, function, character and scale of the centre and existing facilities using sustainable, resource- efficient designs?	+1	Edgar Street Grid.	Commercial yields	
7.2 Will it help create an appropriate range of independent, competitive and national retailers?	0			
7.3 Will it help reduce the number of vacant properties and support vitality?	0		Vacancy rate of Hereford and the Market Town premises	
7.4 Will it support or create high quality public realm and community/amenity space that is safe and encourages positive community interaction?	+2	Improvements to landscaping, public space, crime prevention etc.	Planning Obligations received towards improvements to town centres e.g. CCTV	
08 Raise educational achievement levels across the County				
8.1 Will it ensure that education infrastructure meets projected future demand and need?	+2	Contributions towards school places, including pre-school child care provision	Percentage of pupils achieving 5+ GCSE's or equivalent at grades A* - C	Increase from 93% to 95% by 2008
09 Reduce and prevent crime/fear of crime and antisocial behaviour in the County				
9.1 Will it enhance safety, security and reduce crime or fear of crime and anti-social behaviour?	+2	Increase in crime prevention through use of CCTV's. Designing out crime.	Violent crimes per 1000 population	Decrease from 2844 to 2533

9.2 Will it help improve quality of life and address the opportunity for crime or anti-social behaviour through design measures?	+1	Increase in crime prevention through use of CCTV's. Designing out crime.	Number of planning applications addressing "designing Out Crime" issues	
9.3 Will it encourage respect for people and property?	0	Unknown	Percentage of people satisfied with their community as a place to live	Increase proportion of adults satisfied with their community as a place to live
10 Reduce poverty and promote equality and social inclusion				
10.1 Will it ensure easy and equitable access to and provision of services and opportunities, including jobs and learning, and avoid negative impacts on different groups of people because of their ethnicity, gender, religion, disability, sexuality or age?	0		Percentage of Herefordshire households in rural towns, villages and dispersed areas from key services	
10.2 Will it enable the involvement of all affected parties, including hard to reach groups?	+1	Through consultation.	No. of applications involving Statements of Community Involvement	
10.3 Will it promote equality, fairness and respect for people and the environment?	+1	Town centre improvements.	Percentage of Herefordshire households in rural towns, villages and dispersed areas from key services	
10.4 Will it address poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantages?	+1	Affordable housing provision	Percentage of population who live in areas that rank within the most deprived 20% of most deprived areas in the county	
11 Provide everyone with the opportunity to live in good quality, affordable housing of the right type and tenure, in clean, safe and pleasant local environments				
11.1 Will it increase access to good quality housing meeting people's needs? E.g. tenure, aspirations, location, affordability, size and type, accessible to disabled people?	+2	Direct impact in terms of policy already exists, but promoted in SPD	Average property price against median weekly earnings	
11.2 Will it increase the supply of affordable housing?	+1	Policy already exists but promoted in SPD.	Number of affordable housing provided in the County each year as a percentage of all new completions	2300 to be provided up to 2011 (UDP)
11.3 Will it reduce the percentage of unfit homes / empty homes?	0		Number of unfit and borderline unfit homes	

11.4 Will it improve the energy and resource efficiency of homes and reduce fuel poverty and ill health?	+1	Positively promoted in SPD.	Energy efficiency for Decent Homes	Raise to current Building Regulations
11.5 Will it increase the use of sustainable design techniques , improve the quality of housing and use sustainable building materials in construction?	0	To be addressed through Core Strategy DPD		
11.6 Will it improve the wider built environment and sense of place?	+1	Town centre improvements and provision of open space		
12 Reduce the amount of waste requiring disposal and minimise the use of non-reusable materials and encourage recycling				
12.1 Will it minimise the use of non re-usable materials?	+1	Waste and Recycling section		
12.2 Will it minimise waste from households, businesses etc including hazardous waste?	+2	Provides adequate facilities for storage and collection of waste/recycling at each dwelling and sink waste disposal units.	Amount of household waste collected per person per annum	Limit increase p.a. to 530.87kg per head
12.3 Will it promote re-use, recovery and recycling of waste?	+2	Actively encourages the recycling of waste.	Amount/percentage of all household waste that is recycled	
12.4 Will it deal with waste locally and/or through the best Practical Environmental Option?	0	Not covered in the SPD.	Number and location of recycling sites	
13 Value, maintain, restore and expand county biodiversity				
13.1 Will it protect or enhance habitats of international, national, regional or local importance – is an Appropriate Assessment required?	0	AA not required	No., area and condition of international, national, regional and locally designated sites	To halt the loss of biodiversity by 2010
13.2 Will it protect international, national, regional or locally important terrestrial or aquatic species?	0	Covered by UDP policies.	Changes in area and population of protected species	By 2010 achieve a sustained increase in the regional wild bird population
13.3 Will it maintain wildlife corridors and minimise fragmentation of ecological areas and green spaces?	+1	Covered by UDP policies, but promoted in SPD	No net change in length of hedgerows	
13.4 Will it manage sites in a way that protects or enhances their nature conservation value?	+1	Through contributions towards enhancements.	Percentage of Biodiversity Action Plan habitats restored and created	
13.5 Will it create new appropriate habitats?	+1	Promoted in SPD	No. of Planning Obligations entered into securing new wildlife areas	

14 Use natural resources and energy more efficiently				
14.1 Will it maximise energy efficiency and minimise the consumption of non-renewable energy i.e. from fossil fuels?	0	Will form basis of separate guidance in emerging LDF.	Energy consumption per capita	30% reduction in energy consumption by 2011
14.2 Will it minimise the consumption of water, land, soil, minerals, aggregates and other raw materials by all? E.g. through integrated transport, sustainable design, local supply chains. <i>(During the appraisal, each of these resources should be considered separately)</i>	Water 0 Land +1 Soil 0 Minerals etc 0	Land – covered under transport.	Percentage of homes built on previously developed land	68% of new dwellings to be built on previously developed land (RSS 2004)
14.3 Will it encourage the re-use/enhancement of existing buildings and minimise the need for new build?	0	Not covered in the SPD.	No. of empty homes brought back into use	
15 Value, protect and enhance the landscape quality of Herefordshire, including its rural areas and open spaces				
15.1 Will it value, enhance and protect natural environmental assets? E.g. AONBs, parks and open spaces	+1	Contributions may be pooled to enable distribution towards AONB management plans	Number and area of designated landscapes	
15.2 Will it encourage local stewardship of local environments, e.g. by promoting best practices in agricultural management?	0			
15.3 Will it ensure that environmental impacts caused by mineral operations and the transport of minerals are minimised?	0		No. of applications for mineral operations requiring EIA	
15.4 Will it promote the use of rural areas and open space by all, encourage easy non-car based access and accommodate the needs of disabled users?	0		Percentage of Public rights of Way network that is easy to use and clearly signed	
16 Reduce Herefordshire's vulnerability to the impacts of climate change as well as its contribution to the problem				
16.1 Will it reduce the county's contribution to climate change by reducing greenhouse gas emissions from transport, domestic, commercial and industrial sources?	+1	Sustainable transport contributions	Co2 emissions per head per year	Reduce carbon emissions per head from baseline of 14.5 tonnes to 11.25 tonnes per head
16.2 Will it increase the proportion of energy generated from renewable and low carbon sources including by micro-generation, Combined Heat and Power (CHP), district heating and in transportation?	0	Not directly covered in SPD	Renewable electricity and CHP generated as percentage of total electricity	Renewables should supply 10% of electricity by 2020
17 Reduce the risk of flooding and the resulting detriment to public well being, the economy and the environment				
17.1 Will it reduce flood risk both presently and taking into account climate change?	+1	Flood defence schemes will be implemented through contributions		

17.2 Will it prevent inappropriate development of the floodplain and include flood protection systems?	+1	Off site infrastructure works will be required.	No. of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds	
17.3 Will it promote sustainable urban drainage systems where appropriate?	+1	The disposal of surface water will be a material consideration.	No. of additional developments granted planning permissions with SUDs incorporated	
18 Minimise local and global pollution and protect or enhance environmental resources				
18.1 Will it minimise water, air, soil, groundwater, noise and light pollution from current activities and the potential for such pollution?	+1	Contaminated land and flooding.	Annual levels of particles and ozone tranquillity (CPRE)	
18.2 Will it protect and enhance the quality of watercourses?	+1	Through sustainable urban drainage and improvements to contaminated land.	Water Quality	All inland waters to reach good ecological and chemical status by 2015
18.3 Will it provide opportunities to improve soil quality or reduce contaminated land?	+1	Direct benefits.	No. of known sites affected by contamination	
18.4 Will it help achieve the objectives of Air Quality Management Plans?	+1	Through direct mitigation measures sustainable transport options.	No./percentage population living within Air Quality Management Areas	
18.5 Will it encourage the use of clean technologies and water minimisation ?	0		No. of businesses with Environmental Statement ISO 14001/EMAS accreditation	
19 Ensure integrated, efficient and balanced land use				
19.1 Will it ensure new developments are in appropriate locations, optimising the use of previously developed land and buildings and are accessible by walking, cycling or sustainable transport and/or will increase the share of these transport modes?	+2	Improvements to public transport, road networks, cycle paths and footpaths.	Access to key services	

19.2 Will it encourage an appropriate density and mix of uses using sustainable resource efficient design?	0		Percentage of new dwellings completed at: less than 30 dwelling per hectare, Between 30 and 50 dwellings per hectare and over 50 dwellings per hectare	30-70 dwellings per hectare (PPG3, 2000)
19.3 Will it promote ways of meeting local needs locally by encouraging local sourcing of food, goods and materials?	0			
20 Value, protect and enhance the built quality of settlements and neighbourhoods and the County's historic environment and cultural heritage				
20.1 Will it preserve, protect and enhance Conservation Areas, Listed Buildings, archaeological remains and other sites and areas of historical heritage and cultural value?	+1	Mainly covered under UDP, but restoration works to listed buildings maybe affected, and the undertaking of archaeological work and recording of remains.		
20.2 Will it prevent development which is inappropriate in scale, form or design to its setting or to its function or local area?	0		No. of applications refused for scale, form or design reasons	
20.3 Will it encourage development that creates and sustains well-designed, high quality built environments that incorporate green space, encourage biodiversity and promote local distinctiveness and sense of place?	+1	Open spaces will be provided along with development.		
20.4 Will it encourage cleanliness and/or improve the general appearance of the area?	0		Public satisfaction surveys	