

**APPENDIX A**

**DRAFT**

**SUSTAINABILITY APPRAISAL OF**  
**THE PLANNING OBLIGATIONS**  
**SUPPLEMENTARY PLANNING**  
**DOCUMENT**

**FOR COMMITTEE AND CABINET**  
**REVIEW**

**VERSION 1**  
**MAY 2007**

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## **1 Introduction**

- 1.1 This is the Sustainability Appraisal (SA) of the Draft Planning Obligations Supplementary Planning Document (SPD), and as such should be read in conjunction with the Draft SPD. Both documents are subject to a formal six-week public consultation period held in July and August this year. Comments on either the Draft SPD or this SA can be made in writing and sent to [development.plans@stockton.gov.uk](mailto:development.plans@stockton.gov.uk) or posted to the following address:

Stockton-on-Tees Borough Council  
Development and Neighbourhood Services  
Spatial Planning Section  
Gloucester House  
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Stockton-on-Tees  
TS18 1TW

- 1.2 Planning obligations (also known as section 106 agreements) are a legally binding agreement entered into between a developer and the Council. They are an effective tool in ensuring all development within the Borough of Stockton-on-Tees contributes to the objective of sustainable development. Planning obligations should however, only be used to “make acceptable development which would otherwise be unacceptable in planning terms” (Circular 05/05, Para. B3).
- 1.3 Planning obligations may be delivered on site, in the form of affordable housing, or open space. However, there may be circumstances where this is not practicable, or appropriate, and the obligation may be provided off site, for example new or improved highway works in the local area. If the developer is unable to provide either on or off-site improvements, a financial sum may be paid to the Council to fund their provision. In all cases, the obligations secured shall be relative to the type, size, and intended uses of the development.
- 1.4 Every planning obligation must, according to the government’s guidance, meet the following tests:
- Be relevant to planning;
  - Necessary to make the proposed development acceptable in planning terms;
  - Directly related to the proposed development;
  - Fairly and reasonably related in scale and kind to the proposed development; and
  - Reasonable in all other respects.
- 1.5 This report is comprised of both the scoping report and the draft SA report. The Council has already carried out and consulted on a scoping

report for the Core Strategy Issues and Options, together with a generic draft scoping report for the Core Strategy and Regeneration Development Plan Documents, together with the Residential Design Guide and Open Space and landscaping Supplementary Planning Documents.

1.6 In order to reduce duplication, this appraisal utilises the previous work carried out in the course of the above scoping reports, and will therefore use the sustainability objectives and framework developed as a result of this previous work.

1.7 The SA has been undertaken to appraise the social, economic, and environmental effects that are likely to emerge as a result of implementing the Planning Obligations SPD. The SA process for the SPD is as follows:

- Establish other relevant plans and programmes;
- Determine the baseline data;
- Set out the sustainability issues;
- Develop a sustainability framework;
- Analyse the SPD against the sustainability framework;
- Consult on the SA alongside the SPD; and
- Monitoring.

1.8 This SA is published alongside the Draft Planning Obligations SPD and as such should be read in conjunction with the Draft SPD. Comments received from the six-week consultation will help identify where conflicts may arise between the sustainability objectives and the aims of the Planning Obligations SPD, thus informing the content of the final document. Any significant changes to the SPD resulting from the consultation will also need to be appraised through the SA.

## **2 Sustainable Development**

2.1 The World Commission on Environment and Development published a report known as the 'Bruntland Report' (1987), which provided the most common definition of sustainable development. The report defined sustainable development as being:

***“Development which meets the needs of the present without compromising the ability of future generations to meet their own needs”***

2.2 In 2005 the government published 'Securing the Future – The UK Government Sustainable Development Strategy'. This strategy contained the following five guiding principles:

- Living within environmental limits;

- Ensuring a strong, healthy and just society;
- Achieving a sustainable economy;
- Promoting good governance; and
- Using sound science responsibly.

2.3 At a regional level, the Government Office of North East published 'Sustaine' the Integrated Regional Framework for the North East, which contained 17 sustainability objectives that have been adapted to fit the purpose of this sustainability appraisal.

2.4 The Stockton-on-Tees Borough Council Community Strategy 2005-2008 has a threefold spatial vision for the Borough, incorporating economic, environmental and social themes which are:

- ***Stockton-on-Tees driving economic renaissance at the heart of a vibrant Tees Valley City region;***
- ***An enhanced quality of place, including renewed town centres and improved local neighbourhoods; and***
- ***Enhanced well-being and achievement for local people.***

### **3 Methodology**

3.1 The advice provided by the ODPM in November 2005 recommends that the SA process is undertaken in four stages:

- Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope;
- Stage B: Developing and refining options and assessing effects;
- Stage C: Preparing the Sustainability report;
- Stage D: Consulting on the SPD and the sustainability report; and
- Stage E: Monitoring the significant effects of implementing the SPD.

3.2 As mentioned earlier, Stage A was covered by the scoping reports already published alongside the Core Strategy Issues and Options document in March 2006. This document was as a result of consulting with statutory bodies on the scope of the sustainability appraisal.

3.3 Stage B is the main body of the appraisal process, which involves testing the Planning Obligations objectives against the sustainability objectives, developing the options and assessing the effects of the plan, establishing mitigation measures and methods for monitoring.

3.4 This document is Stage C, which documents the appraisal process, and the development of the SA through stages A and B.

3.5 This report is published for public consultation alongside the Planning Obligations SPD Preferred Option, which is Stage D.

- 3.6 As the SA is an ongoing process, Stage E will take place once the SPD has been adopted.

#### **4 Stage A - Scoping**

- 4.1 The following sections detail the scoping (Stage A) process of the SA. As mentioned, this draws heavily on work carried out in previous scoping exercises to reduce duplication, as referred to in paragraph's 1.6 and 3.2 above.
- 4.2 The section begins with a list of the relevant plans, programmes or objectives for the SA of the Planning Obligations SPD. Following this, a section outlines the baseline situation in the Borough, followed by a discussion of the sustainability issues. The section is completed with a set of sustainability objectives, which are then used to appraise the SPD.

#### **5 Other Plans, Programmes and Objectives.**

- 5.1 This section summarises the relevant plans and programmes used and assessed in developing the SPD, outlining their main objectives and criteria.

#### **Planning Obligations Circular 05/2005**

- 5.2 The circular provides updated guidance on the governments approach to planning obligations. The guidance states how planning obligations must be:
- relevant to planning;
  - necessary to make the proposed development acceptable in planning terms;
  - directly related to the proposed development;
  - fairly and reasonably related in scale and kind to the proposed development; and
  - reasonable in all other respects.

#### **Planning Policy Statement 1: Delivering Sustainable Development**

- 5.3 This PPS sets out the government's broad principles for sustainable development, under the following areas:
- Social cohesion and inclusion;
  - Protection and enhancement of the environment;
  - Prudent use of natural resources; and
  - Sustainable economic development.

### **Planning Policy Statement 3: Housing**

5.4 The housing PPS sets out the government's key housing policy goal, "ensuring that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live".

Planning policies should deliver the following outcomes:

- High quality, well designed housing, built to high standards;
- A mix of tenures and types of housing;
- A sufficient quantity of housing reflecting the need and demand, and improved choice;
- Housing should be suitably located, and offer good access to community services, jobs, key facilities, and infrastructure;
- A flexible responsive supply of land, making efficient use of land, including the re-use of previously developed land where appropriate.

### **Planning Policy Statement 6: Planning for Town Centres**

5.5 The main objectives of the government in planning for town centres are as follows:

- Planning for the growth and development of existing centres;
- Promoting and enhancing existing centres by focusing development in such centres and encouraging a wide range of services in a good environment.

### **Planning Policy Statement 9: Biodiversity and Geological Conservation**

5.6 This PPS sets out the Government's vision for the conservation and enhancement of biological diversity. The main objectives for planning are to:

- Promote sustainable development;
- Conserve, enhance, and restore the diversity of England's wildlife and geology; and
- Contribute to rural renewal and urban renaissance.

5.7 The policy document also requires local planning authorities to maximise opportunities to build in beneficial biodiversity or geological features as part of well designed proposals, using planning obligations where appropriate.

### **Planning Policy Statement 12: Local Development Frameworks**

- 5.8 Statement setting out the Government's policy on the preparation of local development documents, such as this SPD.

### **Planning Policy Guidance 13: Transport**

- 5.9 The government aims to integrate transport and planning through the following objectives:
- Promote more sustainable transport choices for both people and moving freight;
  - Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling; and
  - Reduce the need to travel.

### **Planning Policy Guidance Note 17: Planning for Open Space, Sport and Recreation.**

- 5.10 This guidance illustrates that open spaces, sport and recreation all underpin people's quality of life.

### **Regional Spatial Strategy (RPG1)**

- 5.11 All Local Development Documents need to be in conformity with the adopted North East RSS, which contains the following four themes:
- Regeneration;
  - Opportunity;
  - Accessibility; and
  - Conservation.

The emerging RSS contains a number of similar themes, which are as follows:

- Deliver economic prosperity and growth;
- Deliver sustainable communities;
- Conserve, enhance and capitalise upon the region's diverse natural and built environment, heritage and culture; and
- Improve connectivity and accessibility within and beyond the region.

### **Stockton-on-Tees Community Strategy**

- 5.12 The Community Strategy covers the period 2005 – 2008, and has a threefold vision for the Borough by 2025, which reads:
- Stockton-on-Tees driving economic renaissance at the heart of a vibrant Tees Valley city-region;
  - An enhance quality of place, including renewed town centres and improved local neighbourhoods;



- Enhanced well-being and achievement for local people.

5.13 In order to achieve this vision, there are five improvement themes the Community Strategy focuses on, which are as follows:

- Economic regeneration and transport;
- Liveability;
- Safer Communities;
- Children and Young People; and
- Healthier Communities and Adults.

### **Stockton-on-Tees Local Plan**

5.14 Although the Council has no specific planning obligations policy within the Adopted Local Plan or Alteration Number 1, some policies refer to the need to incorporate open space and crime prevention measures within proposals (HO11), satisfactory access arrangements (GP1), and environmental enhancements (EN11).

### **Local Transport Plan 2006 -2011**

5.15 The Local Transport Plan contains a set of five priorities, to which all development should make a contribution towards. These are:

- Accessibility;
- Congestion;
- Road Safety;
- Air Quality; and
- Quality of Life.

### **Local Housing Needs Assessment, 2006.**

5.16 The study provides detailed information concerning the current housing situation within the Borough, together with a model for medium to long term housing need.

## **6 Baseline Situation**

6.1 The following information has been extracted from the previous scoping reports prepared by the Council, which have been consulted on by statutory consultees and others.

6.2 Stockton-on-Tees Borough Council is one of the 5 unitary authorities forming the Tees Valley sub-region. The Borough is located at the heart of the Tees Valley on either side of the River Tees. Within the

emerging Regional Spatial Strategy for the North East, Stockton forms part of the Tees Valley City Region, along with Middlesbrough, Redcar and Cleveland, Darlington, Hartlepool and Sedgefield. This is also identified in the three northern Regional Development Agencies ' (One North East, Yorkshire Forward and the North West Regional Development Agency) Northern Way Growth Strategy (2004), which aims to unlock the potential for economic growth in the North.

- 6.3 The Borough has the largest population of the Tees Valley authorities, concentrated in the main urban area of Stockton, and three district centres of Billingham, Thornaby, and Yarm. There is also a major new housing development at Ingleby Barwick. In addition to the retail centres, the Borough has out of town retail centres at Teesside Park and along Portrack Lane.
- 6.4 The Stockton-on-Tees Borough owes much of its early development to the River Tees with Yarm being the most prosperous port on the river during the 13<sup>th</sup> Century. By the 17<sup>th</sup> Century, Stockton became a major river port transporting coal to London. The Borough is also famous for the first passenger railway as well as for its iron and steel industries. The River Tees has an increasing focus for leisure following the development of the Tidal Barrage in 1995. Extensive regeneration programmes are also being brought forward for many of the former industrial sites.

### **Economic and Social**

- 6.5 The Borough's traditional economic base was predominantly heavy industry including chemical processing and steel production and engineering. The decline in these sectors meant the loss of thousands of jobs but, more optimistically, has led to many of the current regeneration opportunities.
- 6.6 The Borough has had to adapt and respond to the change and now represents a modern industrial and service based economy. However, although the existing manufacturing base is smaller, it is still significant with a technically skilled workforce remaining. According to the Tees Valley Joint Strategy Unit ('JSU', 2005) 13% of the jobs in the Borough are within the manufacturing sector, whereas nearly 78.7% of jobs are in the service sector. Less than 1% (0.7%) are jobs in the primary industries, and the construction sector provides 7.6% of jobs.
- 6.7 In April 2007, the JSU Economic Profile reported that 14.3% of the Borough's working age population had at least an NVQ level 1 or equivalent<sup>1</sup> qualification, the same as Great Britain as a whole, although lower than the Tees Valley figure of 16.5%, and the North East figure of 15.5%. In terms of NVQ level 2 or equivalent<sup>2</sup>, the

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<sup>1</sup> NVQ Level 1 equivalent = 1 O Level, 1 CSE/GCSE etc.

<sup>2</sup> NVQ level 2 equivalent = 5 O Levels, 1 A Level etc.

Borough had the highest percentage of all the comparative areas, with 18.6% of working people holding at least this level of qualification. The Tees Valley figure for this level of qualification stood at 17%, the North East was 18.3%, and Great Britain as a whole was 15.8%. For NVQ level 3 or equivalent<sup>3</sup>, the study reported that 17.8% of the Borough's working age population had at least this level of qualification, compared to 14.7% for the Tees Valley, 15.4% for the North East, and 15.1% for Great Britain overall. The same survey reported that 25.4% of the Borough's working age population had obtained at least a NVQ level 4 or equivalent qualification<sup>4</sup>, higher than both the Tees Valley regional figure of 18.4%, and the North East figure which stood at 21.3%, although slightly lower than the figure for Great Britain as a whole which stood at 26.5%.

- 6.8 The unemployment rate within the Borough as at March 2007 according to the JSU stands at 3.5%, lower than when taking the Tees Valley as a whole (4.1%), but slightly above the regional average for the North East that stands at 3.4%, and above the figure for Great Britain that stands at 2.6% (Source: JSU Economic Profile 2007).
- 6.9 The Borough continues to experience huge unemployment disparities between wards. For example, in the Stockton Town centre ward the unemployment rate is 10.5%, as opposed to Ingleby Barwick, whose Western and Eastern wards experience 1.1 % and 1.2% unemployment levels respectively. Source TVJSU (2007).
- 6.10 The Borough has a unique economic and social mix, with areas of disadvantage situated alongside areas of affluence. According to the Index of Multiple Deprivation 2004, the Borough has 12 wards that are in the top 10% deprived wards in England.
- 6.11 A Nathaniel Litchfield and Partner's Retail Study (2004) showed Stockton Town centre suffered from 113 vacant retail units, equating to approximately 22% of the total retail units, higher than both the sub-regional and national average. The Town Centre has undoubtedly benefited from investments such as the £43 million Wellington Square retail development. In addition, Thornaby and Billingham District Centres also suffer from high vacancy rates.
- 6.12 The Local Housing Needs Assessment ('LHNA', 2006) identified there are 76,900 households in the Borough. Of these, 74.6% of households are owner-occupiers, whilst 20.4% are social tenants. According to the LHNA, the overall mean average house price as of March 2006 is £128,642, and the cost of an entry level home is £82,673. This means that a single income household would need an income of £23, 621 p.a. (based on a mortgage 3.5 times their salary), and a two – income

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<sup>3</sup> NVQ Level 3 equivalent = 2 or more A Levels etc.

<sup>4</sup> NVQ Level 4 equivalent = Degree, Higher Degree, Professional Qualifications etc.

household would need an income of £28,508 p.a. (based on 2.9 times their gross income). In terms of affordability, the LHNA reported that there is a need for 200 affordable dwellings over the next five years, although this figure is to be reviewed on an annual basis.

### **Population and Demographics**

- 6.13 According to the JSU the population for the Borough stands at 187,100 persons living in 79600 dwellings (JSU, 2005). The Census data (2001) indicated that current life expectancy rates in the Borough are 79.7 years for females and 75.3 for males. Comparison with previous years suggests that life expectancy rates are on the increase. The population and household projections compiled by the JSU (2005) indicate that the population of the Borough will remain relatively stable over the next 15 years, with an increase of 1.6% from 186,300 in 2003, to 189,200 in 2016, and a slight reduction to 187,900 by 2021.
- 6.14 15% of the Borough's population are aged over 65, whereas nationally and regionally across the North East this percentage rate is nearer 16.5%. (2001 Census). The population and household projection figures of the JSU (2005) indicate the population of children aged 0-15 will reduce by 21% between 2003 - 2021, and there will also be a reduction of working age population of some 4% during the same period. The population of people of retirement age or over will see an increase of 46%. These and other factors mean there is a projected increase in the total number of households in the Borough of some 11%.
- 6.15 20% of the Borough's population is considered to have a limiting long-term illness. This figure is higher than the national average of 18% but is lower than the North East regional average of 23%. (Source 2001 Census).

### **Biodiversity, Fauna, Flora and Landscape**

- 6.16 The Borough contains a variety of landscapes and important wildlife habitats which are protected because of their physical interest and important general amenity role. There are currently:
- Teesmouth and Cleveland Coast Special Protection Area and International Ramsar site;
  - 4 designated Sites of Special Scientific Interest (SSSI);
  - Teesmouth National Nature Reserve;
  - Sites of Nature Conservation Importance.

- 6.17 The Borough has 14 Local Nature Reserves (LNR), which are generally declared for their natural and/or educational interest.
- 6.18 There are three areas within the Borough where the use, form and features of the land combine to produce a landscape of particular quality and attractiveness. These are designated as Special Landscape Areas in the 1997 Adopted Local Plan and are as follows:
- Leven Valley;
  - Tees Valley; and
  - Wynyard Park.
- 6.19 Some 0.87% of the Borough's total land area is covered by ancient woodland (English Nature, SBC GIS, 2003). These are semi natural woods that have been features on the landscape since 1600AD and make an important contribution to the landscape as well as their importance as historical assets and wildlife habitats. In addition, Tees Forest has an important influence on the rural landscape creating over 400 hectares of new recreational woodland within the Borough over the past 10 years.
- 6.20 Tees Valley Wildlife Trust produced a Biodiversity Action Plan in 1999 and aims to highlight where action is necessary and enable targeting of resources. The Action Plan identifies 25 habitat priority groups within the Tees Valley and a total of 159 species.

## **Soil**

- 6.21 As at July 2004, there was potentially 5,568 hectares of contaminated land. The disposal of waste can also have a major impact on soil, with 13.3% of all waste going to landfill. This is exacerbated by the increasing amount of household waste being produced yearly. Targets to encourage recycling and composting may help to reduce the impacts of waste disposal on soil.

## **Water**

- 6.22 Flooding is an important land use issue within the Borough, with the increased prominence of flood risk. Given the River Tees runs the length of the Borough, and the additional tributaries the River Leven, Lustrum and Billingham Beck are spread across the whole Borough, it will continue to be important to balance pressures for new development with the alleviation of potential flooding, flood vulnerability and the beneficial effects of flooding the natural environment.
- 6.23 The Council, along with the other Tees Valley authorities, recently commissioned JBA Consulting to produce a Tees Valley Strategic Flood Risk (SFRA). The SFRA indicates the flood risk of the different areas of the Borough, through application of a zoning system, Zone 1

being the areas in the least risk of flooding, Zone 3 being areas at the greatest risk of flooding. Developers are recommended to refer to the information contained within the SFRA prior to submitting applications.

## **Air**

- 6.24 Currently, there are currently no Air Quality Management Areas (AQMA) declared within the Borough. The Council does however monitor the main air pollutants at Yarm and Billingham. Emissions from certain industrial processes are controlled under an authorisation or permit scheme, administered either by the Environment Agency or the Council's Environmental Health department.

## **Transport**

- 6.25 The Census established that car ownership is higher in the Borough than the sub-region and the North East as a whole. Only 29.6% of households in the Borough did not own a car, compared with the Tees Valley (34.2%) and the North East (35.9%). Findings from the 2001 Census data also indicate that 72.5% of people travel to work by car, either as the driver (63.2%) or the passenger (9.3%). This figure is higher than the Tees Valley (69.1%), the North East (65.4%) and the figure for England and Wales (62.4%). Only 0.7% of people travel to work by train, and although the figure for the Tees Valley as a whole is 0.9%, the figures for the Borough are much lower than the North East (3.1%), and well below the percentage for England and Wales (7.2%).

## **Material Assets**

- 6.26 The Borough is fortunate enough to have an excellent network of parks, attractive areas of open space and highly accessible popular Country Parks. Town parks are located in Stockton, Billingham and Thornaby, and contain facilities such as children's play areas, orienteering trails and bowls and tennis facilities. Ropner Park is a particularly attractive site and is included in English Heritage's Register of Historic Parks and Gardens. The park was recently restored back to its Victorian glory thanks to a grant from the Heritage Lottery Fund.
- 6.27 The Council has confirmed a total of 584 Tree Preservation Orders (TPOs) within the Borough as at June 2005. The number of TPOs made does not give a true reflection of the number of trees that are protected as a result of the TPO, but can provide a significant indication of the importance trees make in the urban as well as rural landscapes.

## **Cultural Heritage**

- 6.28 The Stockton Borough has 4% of the North East region's listed buildings and also 4% of the total number of conservation areas. English Heritage has records of Grade I and II\* listed buildings considered to be at 'risk'. Out of the 7 Grade I listed buildings in Stockton, 3 are considered to be at risk, as well as 3 out of a total of 43 Grade II\* listed buildings. There are currently 11 Conservation Areas within the Borough, all of which were appraised through the Conservation and Historic Environment Folder Supplementary Planning Document.
- 6.29 In terms of archaeological importance, the Borough had a total of 1,399 recorded heritage assets, as at 2004, of which 8 are nationally important. Amongst the earliest of these is the Thorpe Thewles Iron Age settlement, which was excavated in the early 1980s. Many of the best sites in Stockton have been chance finds, for instance an unusual Bronze Age cemetery was found at Ingleby Barwick by house builders in 1997. In the early 1980s schoolchildren discovered an Anglo Saxon cemetery at Norton which when excavated produced some of the finest metalwork of the period in the region. More recently, a Roman Villa has been excavated at Ingleby Barwick and Stockton also contains remains of the internationally important Stockton and Darlington Railway of 1825.

## **7 Sustainability Issues**

### **Sustainable Development**

- 7.1 The Planning Obligations SPD aims to promote further the sustainable development objectives of the Local Plan, Alteration Number 1, and the emerging Core Strategy and Regeneration DPDs. The various chapters in the SPD all aim to ensure that developments would make a contribution to sustainable development within the Borough, for instance through the provision of affordable housing, open space, or community facilities.

### **Social Issues**

- 7.2 **Population** – The baseline data shows the population of the Borough is projected to increase slightly, although within this slight increase there will be a number of sustainability issues. Firstly, there is a projected decrease in the number of children aged 0-15, secondly, there is a projected increase in the number of people of retirement age or over, and thirdly, there is a projected increase in the total number of households. The increase in population overall will place further pressure on existing services, and increases in certain groups within the overall population will mean pressure on some services, such as health and housing. The decrease in young people, coupled with the

decrease in the population of working age may also have an impact on the Borough's economy.

- 7.3 **Housing** – Although nearly 75% of the Borough's households are owner-occupiers, affordability still remains an issue within the Borough. With the average house price of £128,642, many households are still unable to enter the housing market in the Borough, or, able to move from a property that is unsuitable i.e. too small. Both the projected increase in the number of households and the number of people of retirement age or over will also impact on the housing market within the Borough, resulting in a need for particular types of dwellings. Fuel poverty is another important affordability issue, resulting from a household's inability to heat their homes through energy inefficient homes and low incomes. This is likely to become an issue as fuel prices continue to rise.
- 7.4 **Education and Skills** – Because the economic profile of the Borough and sub region as a whole has changed, there is an increased emphasis on the need for the working age population to be retrained and have access to new skills. This is particularly important given the population projections since it increases pressure on adults already in the workforce, or currently not in employment, to meet these future skills needs.
- 7.5 **Fear of Crime** – Statistics show that the number of people with a fear of crime, both during the day and evening have continued to improve since 2000. In 2004, a poll conducted by Mori showed that 89% of respondents felt safe during the day, and 19% felt safe after dark. Therefore there is still an issue with people's perception of the Borough after dark, although this has shown an improvement
- 7.6 **Deprivation** – The Borough has 12 wards that fall into the top 10% most deprived wards in England according to the Index of Multiple Deprivation 2004. Therefore, a key sustainability issue is to provide opportunities to improve people's quality of life within the pockets of deprivation in the Borough.

## Environment

- 7.7 **Transport** – A major contributor to greenhouse gas emissions, every effort should be made to reduce the need to travel, especially by car. A key sustainability issue therefore is to increase the number of people travelling to work by public transport, on foot, or bicycle, which would help improve local air quality. The location of development should therefore be encouraged in areas easily accessible by pedestrians and cyclists or along good public transport routes, and companies should be encouraged to adopt Travel Plans.
- 7.8 **Biodiversity** – Protecting and enhancing the Borough's biodiversity is a key sustainability issue for spatial planning, and new development



should avoid a negative impact on either designated or non-designated sites. Climate change is likely to affect species distribution, therefore care needs to be taken to avoid fragmenting sites with either current or potential habitat value. Development should make a positive contribution to the biodiversity of the Borough, especially in relation to open space and landscape.

**7.9 Built Environment** – Sustainability issues for the built environment include the protection and enhancement of the Borough’s historic built environment, reducing people’s fear of crime through a safer built environment, and for all new development to make a positive contribution to the existing built environment. This issue is important because not only will it improve people’s quality of life, but also allow the Borough to continue to attract both residents and commercial activity, through providing an attractive and safe built environment. In relation to planning obligations, this may take the form of a landscaping scheme, or pieces of public art, that can enhance a developments setting, or the installation of CCTV, which may increase the public’s feeling of safety.

## **Economic**

**7.10 Industry and Commerce** - The Borough has had to adapt and respond to the structural changes in the economy and now represents a modern industrial and service based economy. Although the existing manufacturing base is smaller, it is still significant. The Borough faces a challenge to further develop the new sectors of the economy whilst maintaining a healthy manufacturing base. A key area for improvement is the number of new business start ups, which, according to the JSU, saw 315 new start ups in the financial year 2005/6. Conversely, in the same financial year, there were 250 businesses that de-registered, the highest in the Tees Valley.

**7.11 Retail** - Another key sustainability issue for the Borough is the vitality and viability of the Borough’s Town, District, Local and Neighbourhood retail centres. It is proposed that further regeneration, such as the Southern Gateway site is undertaken in certain areas to further combat these high vacancy rates. Thornaby District centre has full planning permission for the redevelopment of the centre and adjacent Tristar site. The Council, Stockland UK Development Ltd and the Billingham Partnership are currently working on a redevelopment scheme for Billingham District Centre.

**7.12 Employment** - Employment within the service sector is increasing partly due to the recent developments in Stockton town centre as well as the contribution of the University of Durham’s Stockton campus. Major redevelopment has also taken place on the former steel production site known as Teesdale and further opportunities exist on the North Shore strategic development site. As indicated by the

baseline data, the Borough enjoys lower unemployment than the sub region as a whole, although it is higher than the overall figures for both the North East and Great Britain.

## **8 Sustainability Appraisal Framework**

### **Sustainability Objectives**

- 8.1 The following sustainability objectives have been developed originally by the Council’s Strategic Environmental Assessment Steering Group, which was attended by sustainability officers, planning officers and local transport plan officers, the GIS team and members of the policy and performance along with help from planning consultants WS Atkins.
- 8.2 The North East Regional Assembly has produced an Integrated Regional Framework, which sets out a total of 17 sustainability objectives for the region. These objectives were developed to form the basis of the Regional Spatial Strategy for the North East’s sustainability objectives and have been used widely throughout the region following advice from the Government Office North East.
- 8.3 These objectives were modified and progressed in order to be applicable to the Stockton Borough, and also subject to two public consultations as a result of the earlier scoping work already carried out.

<b>Sustainability Objectives</b>	
SA1	To ensure stable levels of employment and achieve high and sustainable levels of economic growth
SA2	To improve the viability and vitality of defined retail centres
SA3	To implement regional gateways that contribute to and deliver sustainable economic growth
SA4	To ensure accessibility for all to job facilities, goods and services across the Borough
SA5	To ensure everyone has the opportunity of living in a decent and affordable home
SA6	To help improve the health of Borough’s residents and reduce inequalities in health by providing opportunities for physical activity
SA7	To improve the opportunity and achievement in education and lifelong learning
SA8	To promote safer communities, reduce and prevent crime and reduce fear of crime
SA9	To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings

SA10	To protect and enhance local distinctiveness of the Borough's urban and rural landscape.
SA11	To ensure good local air quality for all
SA12	To protect and enhance the quality of the Borough's ground, river and sea waters
SA13	To reduce the causes and impacts of climatic change
SA14	Reduce the risk of flooding and the resulting detriment to people and property
SA15	To reduce the amount of waste produced and increase the amount recycled, reused and recovered.
SA16	To protect and enhance local biodiversity and geodiversity
SA17	Make better use of our natural resources such as land and soil

8.4 Each of the topic areas for the Planning Obligations SPD needs to be tested against the sustainability objectives in order to identify the likely short, medium, and long-term impacts of the topic areas on sustainable development.

8.5 The following is a list of the topic areas to be appraised:

- Open Space and Recreation;
- Landscape and Biodiversity;
- Tees Forest;
- Highways and Transport;
- Affordable Housing;
- Employment and Training;
- Education;
- Community Facilities;
- Community Safety; and
- Public Art

## **9 Appraisal of the Planning Obligations SPD.**

- 9.1 The following tables are the results of appraising the individual topic areas of the Planning Obligations SPD. Each topic area is appraised individually against the sustainability objectives aim of this is to identify the likely short, medium, and long-term impacts of the guidance contained within the SPD.
- 9.2 There is also appraisal of a 'do nothing' option, which appraises the impact on the sustainability objectives should no planning obligations SPD be adopted.

1 Assessment of the Planning Obligations SPD – Open Space and Recreation				
Key √ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 1 - To ensure stable levels of employment and achieve high and sustainable levels of economic growth	-	-	-	Enhancement of open space and recreational facilities does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 2 - To improve the viability and vitality of defined retail centres	-	-	-	Enhancement of open space and recreational facilities does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 3 - To implement regional gateways that contribute to and deliver sustainable economic growth	?	?	?	Dependent on the types of gateways developed, quality open space can enhance certain major developments.
SA 4 - To ensure accessibility for all to job facilities, goods and services across the Borough	-	-	-	Enhancement of open space and recreational facilities does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 5 - To ensure everyone has the opportunity of living in a decent and affordable home	-	-	-	Enhancement of open space and recreational facilities does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 6 -To help improve the health of Borough’s residents and reduce inequalities in health by providing opportunities for physical activity	√	√	√	Through improving open space and recreational provision, the ability of the population to access open space and recreational opportunities will be enhanced. This should help to increase the health and fitness of the Borough’s population.

<b>1 Assessment of the Planning Obligations SPD – Open Space and Recreation</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 7 - To improve the opportunity and achievement in education and lifelong learning	-	-	-	Enhancement of open space and recreational facilities does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 8 - To promote safer communities, reduce and prevent crime and reduce fear of crime	?	?	?	Through effectively designed areas of open space, opportunities for crime can be reduced by increasing the surveillance of an area.
SA 9 - To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings	✓	✓	✓	Enhancing open space and recreational facilities can protect and enhance the built environment.
SA 10 - To protect and enhance local distinctiveness of the Borough's urban and rural landscape.	✓	✓	✓	Enhanced open space can contribute to the character of the urban and rural landscape.
SA 11 - To ensure good local air quality for all	✓	✓	✓	The securing of open space through planning obligations is likely to make a positive contribution towards this objective.
SA 12 -To protect and enhance the quality of the Borough's ground, river and sea waters	?	?	?	The securing of open space and recreational facilities through planning obligations is likely to have an uncertain effect on this objective.

1 Assessment of the Planning Obligations SPD – Open Space and Recreation				
Key √ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 13 - To reduce the causes and impacts of climatic change	√	√	√	As hotter and drier summers are expected, areas of open space are vital to cool the heat generated by densely populated urban areas.
SA 14 - Reduce the risk of flooding and the resulting detriment to people and property	√/?	√/?	√/?	With flooding events likely to increase, areas of open space can also act as temporary wetlands to accommodate flood water.
SA 15 - To reduce the amount of waste produced and increase the amount recycled, reused and recovered.	-	-	-	Enhancement of open space and recreational facilities does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 16 -To protect and enhance local biodiversity and geodiversity	√	√	√	An increase in the open space cover of the Borough will provide additional opportunities for habitat creation and species movement.
SA 17 - Make better use of our natural resources such as land and soil	√/?	√/?	√/?	Development of additional open space in the Borough will be beneficial to soils, although developing brownfield sites as open space will not use the land as efficiently as it could be.

<b>2 Assessment of the Planning Obligations SPD – Landscape, Biodiversity &amp; Tees Forest</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 1 - To ensure stable levels of employment and achieve high and sustainable levels of economic growth	-	-	-	Enhancement of landscape and biodiversity does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 2 - To improve the viability and vitality of defined retail centres	-	-	-	Enhancement of landscape and biodiversity does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 3 - To implement regional gateways that contribute to and deliver sustainable economic growth	-	-	-	Enhancement of landscape and biodiversity does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 4 - To ensure accessibility for all to job facilities, goods and services across the Borough	-	-	-	Enhancement of landscape and biodiversity does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 5 - To ensure everyone has the opportunity of living in a decent and affordable home	-	-	-	Enhancement of landscape and biodiversity does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 6 -To help improve the health of Borough’s residents and reduce inequalities in health by providing opportunities for physical activity	-	-	-	Enhancement of landscape and biodiversity does not have a strong relationship with this objective and therefore it is unlikely to have an impact.



<b>2 Assessment of the Planning Obligations SPD – Landscape, Biodiversity &amp; Tees Forest</b>				
Key √ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 7 - To improve the opportunity and achievement in education and lifelong learning	-	-	-	Enhancement of landscape and biodiversity does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 8 - To promote safer communities, reduce and prevent crime and reduce fear of crime	-	-	-	Enhancement of landscape and biodiversity does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 9 - To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings	√	√	√	Through enhancement of the landscape, the Borough's historic, archaeological, architectural and diverse features can be protected and enhanced.
SA 10 - To protect and enhance local distinctiveness of the Borough's urban and rural landscape.	√	√	√	Improvements to the landscape and biodiversity of the Borough secured through planning obligations are compatible with this objective.
SA 11 - To ensure good local air quality for all.	?	?	?	Effective landscaping can screen developments to some extent from areas of low air quality, although it is uncertain as to the impact of landscaping obligations concerning the overall air quality of the Borough.

<b>2 Assessment of the Planning Obligations SPD – Landscape, Biodiversity &amp; Tees Forest</b>				
Key √ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives	Short	Medium	Long	
SA 12 -To protect and enhance the quality of the Borough's ground, river and sea waters	?	?	?	The securing of landscape and biodiversity enhancement and protection through planning obligations is likely to have an uncertain effect on this objective.
SA 13 - To reduce the causes and impacts of climatic change	√	√	√	Effective landscaping can reduce the impacts of climate change, especially by accommodating temporary floodwater and by providing areas to cool the heat generated by densely populated urban areas.
SA 14 - Reduce the risk of flooding and the resulting detriment to people and property	√/?	√/?	√/?	With flooding events likely to increase, effectively designed landscaping can also act as temporary wetlands to accommodate flood water.
SA 15 - To reduce the amount of waste produced and increase the amount recycled, reused and recovered.	-	-	-	Enhancement of landscape and biodiversity does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 16 -To protect and enhance local biodiversity and geodiversity	√	√	√	Improvements to the landscape and biodiversity of the Borough secured through planning obligations are compatible with this objective.
SA 17 - Make better use of our natural resources such as land and soil	√/?	√/?	√/?	Landscaping and biodiversity enhancements will be beneficial to soil, however, this may not be the most efficient use of them, especially on a brownfield site.

<b>3 Assessment of the Planning Obligations SPD – Highways and Transport</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 1 - To ensure stable levels of employment and achieve high and sustainable levels of economic growth	-	-	-	Securing planning obligations on highways and transport matters does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 2 - To improve the viability and vitality of defined retail centres	?	?	?	Highways and transport obligations may make access easier to certain defined retail centres.
SA 3 - To implement regional gateways that contribute to and deliver sustainable economic growth	✓	✓	✓	Highways and transport obligations may complement this objective.
SA 4 - To ensure accessibility for all to job facilities, goods and services across the Borough	✓	✓	✓	Highways and transport obligations may complement this objective through increased accessibility.
SA 5 - To ensure everyone has the opportunity of living in a decent and affordable home	-	-	-	Securing planning obligations on highways and transport matters does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 6 -To help improve the health of Borough's residents and reduce inequalities in health by providing opportunities for physical activity.	?	?	?	Improvements to infrastructure such as footpaths and cycle routes may increase the numbers of people walking and cycling and therefore improve the health of the Borough's residents.

<b>3 Assessment of the Planning Obligations SPD – Highways and Transport</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives	Short	Medium	Long	
SA 7 - To improve the opportunity and achievement in education and lifelong learning	-	-	-	Securing planning obligations on highways and transport matters does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 8 - To promote safer communities, reduce and prevent crime and reduce fear of crime	-	-	-	Securing planning obligations on highways and transport matters does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 9 - To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings	?	?	?	Highways and transport obligations may have an uncertain impact on this objective.
SA 10 - To protect and enhance local distinctiveness of the Borough's urban and rural landscape.	?	?	?	Highways and transport obligations may have an uncertain impact on this objective.
SA 11 - To ensure good local air quality for all	?	?	?	Highways and transport obligations may make a positive contribution to air quality, i.e. through green travel plans, or have a negative impact i.e. new roads etc.
SA 12 -To protect and enhance the quality of the Borough's ground, river and sea waters	-	-	-	Securing planning obligations on highways and transport matters does not have a strong relationship with this objective and therefore it is unlikely to have an impact.

<b>3 Assessment of the Planning Obligations SPD – Highways and Transport</b>				
Key √ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 13 - To reduce the causes and impacts of climatic change	?	?	?	Highways and transport obligations may make a positive contribution to reducing the causes of climate change, i.e. through green travel plans, increased cycle route provision or have a negative impact i.e. new roads etc.
SA 14 - Reduce the risk of flooding and the resulting detriment to people and property	-	-	-	Securing planning obligations on highways and transport matters does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 15 - To reduce the amount of waste produced and increase the amount recycled, reused and recovered.	-	-	-	Securing planning obligations on highways and transport matters does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 16 -To protect and enhance local biodiversity and geodiversity	X	X	X	Highways and transport obligations may have a negative impact on the protection and enhancement of biodiversity and geodiversity.
SA 17 - Make better use of our natural resources such as land and soil	X	X	X	Dependent on the specific proposal, some highways and transport improvements secured through planning obligations may have a negative impact on this objective.

<b>4 Assessment of the Planning Obligations SPD – Affordable Housing</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 1 - To ensure stable levels of employment and achieve high and sustainable levels of economic growth	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 2 - To improve the viability and vitality of defined retail centres	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 3 - To implement regional gateways that contribute to and deliver sustainable economic growth	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 4 - To ensure accessibility for all to job facilities, goods and services across the Borough	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 5 - To ensure everyone has the opportunity of living in a decent and affordable home	✓	✓	✓	Securing affordable housing through planning obligations is compatible with this objective.
SA 6 -To help improve the health of Borough’s residents and reduce inequalities in health by providing opportunities for physical activity	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.

<b>4 Assessment of the Planning Obligations SPD – Affordable Housing</b>				
Key √ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives	Short	Medium	Long	
SA 7 - To improve the opportunity and achievement in education and lifelong learning	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 8 - To promote safer communities, reduce and prevent crime and reduce fear of crime	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 9 - To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 10 - To protect and enhance local distinctiveness of the Borough's urban and rural landscape.	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 11 - To ensure good local air quality for all	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 12 -To protect and enhance the quality of the Borough's ground, river and sea waters	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.

<b>4 Assessment of the Planning Obligations SPD – Affordable Housing</b>				
Key √ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 13 - To reduce the causes and impacts of climatic change	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 14 - Reduce the risk of flooding and the resulting detriment to people and property	-	-	-	Securing affordable housing through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 15 - To reduce the amount of waste produced and increase the amount recycled, reused and recovered.	X	X	X	Although there may be an opportunity to provide recycling facilities on site, it is likely obligations secured in respect of this or any other new development will result in an increase in the amount of waste produced.
SA 16 -To protect and enhance local biodiversity and geodiversity	X	X	X	There is an impact on biodiversity as a result of new development, therefore the impact on this objective is likely to be negative.
SA 17 - Make better use of our natural resources such as land and soil	√/?	√/?	√/?	Developing affordable units on brownfield land will be compatible with this objective, although some developments may make a more efficient use of land than others.



<b>5 Assessment of the Planning Obligations SPD – Employment and Training</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 1 - To ensure stable levels of employment and achieve high and sustainable levels of economic growth	✓	✓	✓	Securing employment and training benefits through planning obligations is compatible with this objective.
SA 2 - To improve the viability and vitality of defined retail centres	-	-	-	Securing employment and training benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 3 - To implement regional gateways that contribute to and deliver sustainable economic growth	-	-	-	Securing employment and training benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 4 - To ensure accessibility for all to job facilities, goods and services across the Borough	✓	✓	✓	Securing employment and training benefits through planning obligations is compatible with this objective.
SA 5 - To ensure everyone has the opportunity of living in a decent and affordable home	?	?	?	Improving the skills and education of the Borough's residents through planning obligations may increase their ability to secure employment and therefore enhance the chances of achieving this objective.
SA 6 -To help improve the health of Borough's residents and reduce inequalities in health by providing opportunities for physical activity.	-	-	-	Securing employment and training benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.

<b>5 Assessment of the Planning Obligations SPD – Employment and Training</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 7 - To improve the opportunity and achievement in education and lifelong learning	✓	✓	✓	Securing employment and training benefits through planning obligations is compatible with this objective.
SA 8 - To promote safer communities, reduce and prevent crime and reduce fear of crime	-	-	-	Securing employment and training benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 9 - To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings	-	-	-	Securing employment and training benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 10 - To protect and enhance local distinctiveness of the Borough's urban and rural landscape.	-	-	-	Securing employment and training benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 11 - To ensure good local air quality for all	-	-	-	Securing employment and training benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 12 -To protect and enhance the quality of the Borough's ground, river and sea waters	-	-	-	Securing employment and training benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.

<b>5 Assessment of the Planning Obligations SPD – Employment and Training</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 13 - To reduce the causes and impacts of climatic change	?	?	✓	Providing employment and training benefits through planning obligations will increase the skills of the workforce and therefore in the long term reduce the need to commute elsewhere for employment opportunities, and in doing so reduce the impact from commuting on the environment.
SA 14 - Reduce the risk of flooding and the resulting detriment to people and property	-	-	-	Securing employment and training benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 15 - To reduce the amount of waste produced and increase the amount recycled, reused and recovered.	-	-	-	Securing employment and training benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 16 -To protect and enhance local biodiversity and geodiversity	-	-	-	Securing employment and training benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 17 - Make better use of our natural resources such as land and soil	-	-	-	Securing employment and training benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.

<b>6 Assessment of the Planning Obligations SPD – Education Contributions</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 1 - To ensure stable levels of employment and achieve high and sustainable levels of economic growth	?	?	?	New or improved school provision secured through planning obligations will help employment levels in this employment sector, although the extent of this is uncertain.
SA 2 - To improve the viability and vitality of defined retail centres	-	-	-	Securing education benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 3 - To implement regional gateways that contribute to and deliver sustainable economic growth	-	-	-	Securing education benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 4 - To ensure accessibility for all to job facilities, goods and services across the Borough	✓	✓	✓	Planning obligations that secure educational benefits are compatible with this objective.
SA 5 - To ensure everyone has the opportunity of living in a decent and affordable home	-	-	-	Securing education benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 6 -To help improve the health of Borough’s residents and reduce inequalities in health by providing opportunities for physical activity.	-	-	-	Securing education benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.

<b>6 Assessment of the Planning Obligations SPD – Education Contributions</b>				
Key √ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives	Short	Medium	Long	
SA 7 - To improve the opportunity and achievement in education and lifelong learning.	√	√	√	Planning obligations that secure educational benefits are compatible with this objective.
SA 8 - To promote safer communities, reduce and prevent crime and reduce fear of crime	-	-	-	Securing education benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 9 - To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings	-	-	-	Securing education benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 10 - To protect and enhance local distinctiveness of the Borough's urban and rural landscape.	-	-	-	Securing education benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 11 - To ensure good local air quality for all	-	-	-	Securing education benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 12 -To protect and enhance the quality of the Borough's ground, river and sea waters	-	-	-	Securing education benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.

<b>6 Assessment of the Planning Obligations SPD – Education Contributions</b>				
Key √ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 13 - To reduce the causes and impacts of climatic change	?	?	?	Additional school provision may reduce the need for children to travel to schools further away, and therefore reduce the impact of transport (especially by car) on the environment. Additionally, green travel plans adopted by schools reduce the impact of transport on the environment.
SA 14 - Reduce the risk of flooding and the resulting detriment to people and property	-	-	-	Securing education benefits through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 15 - To reduce the amount of waste produced and increase the amount recycled, reused and recovered.	?/X	? / X	? / X	Additional school provision through planning obligations may increase the amount of waste produced, although the impact on the objective may be reduced through providing recycling facilities and increasing educational awareness.
SA 16 -To protect and enhance local biodiversity and geodiversity	?/X	?/X	?/X	If the education obligation involves a physical development, there may be a negative impact on this objective.
SA 17 - Make better use of our natural resources such as land and soil	?	?	?	If the education obligation involves a physical development, then there may be a positive or negative impact, dependent on whether the development takes place on brownfield or greenfield land.

<b>7 Assessment of the Planning Obligations SPD – Community Facilities</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 1 - To ensure stable levels of employment and achieve high and sustainable levels of economic growth	-	-	-	Securing community facilities through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 2 - To improve the viability and vitality of defined retail centres	-	-	-	Securing community facilities through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 3 - To implement regional gateways that contribute to and deliver sustainable economic growth	-	-	-	Securing community facilities through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 4 - To ensure accessibility for all to job facilities, goods and services across the Borough	✓	✓	✓	Planning obligations that secure community facilities are compatible with this objective.
SA 5 - To ensure everyone has the opportunity of living in a decent and affordable home	-	-	-	Securing community facilities through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 6 -To help improve the health of Borough’s residents and reduce inequalities in health by providing opportunities for physical activity	✓	✓	✓	Securing community facilities through planning obligations may provide facilities that can help achieve this objective.

<b>7 Assessment of the Planning Obligations SPD – Community Facilities</b>				
Key √ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives	Short	Medium	Long	
SA 7 - To improve the opportunity and achievement in education and lifelong learning	√	√	√	Community facilities secured through planning obligations may increase the number of adult learning services and therefore contribute to this objective.
SA 8 - To promote safer communities, reduce and prevent crime and reduce fear of crime	?	?	?	By providing community facilities through planning obligations, the number of activities available to young people may be increased, possibly leading to a reduction in street crime and therefore contribute to this objective.
SA 9 - To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings	?	?	?	The impact of community facilities secured through planning obligations on this objective is uncertain, and depends on the type and location of the obligation.
SA 10 - To protect and enhance local distinctiveness of the Borough's urban and rural landscape.	?	?	?	The impact of community facilities secured through planning obligations on this objective is uncertain, and depends on the type and location of the obligation.
SA 11 - To ensure good local air quality for all	-	-	-	Securing community facilities through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 12 -To protect and enhance the quality of the Borough's ground, river and sea waters	-	-	-	Securing community facilities through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.



<b>7 Assessment of the Planning Obligations SPD – Community Facilities</b>				
Key √ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 13 - To reduce the causes and impacts of climatic change	?	?	?	The impact of community facilities secured through planning obligations on this objective is uncertain, and depends on the type and location of the obligation. A positive impact would result if people's need to travel was reduced through an increase in locally accessible facilities.
SA 14 - Reduce the risk of flooding and the resulting detriment to people and property	-	-	-	Securing community facilities through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 15 - To reduce the amount of waste produced and increase the amount recycled, reused and recovered.	?/X	?/X	?/X	New or improved community facilities may result in an increase in waste, as would be the case with the majority of new development. However, such facilities may also provide opportunities to locate recycling facilities and increase people's awareness.
SA 16 –To protect and enhance local biodiversity and geodiversity	?/X	?/X	?/X	If the community facilities obligation involves a physical development, there may be a negative impact on this objective.
SA 17 – Make better use of our natural resources such as land and soil	?	?	?	If the community facilities obligation involves a physical development, the impact on this objective is uncertain, depending on whether the development takes place on brownfield or greenfield land.

<b>8 Assessment of the Planning Obligations SPD – Community Safety</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No Relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 1 – To ensure stable levels of employment and achieve high and sustainable levels of economic growth	-	-	-	Securing community safety enhancements through planning obligations do not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 2 – To improve the viability and vitality of defined retail centres	-	-	-	Securing community safety enhancements through planning obligations do not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 3 – To implement regional gateways that contribute to and deliver sustainable economic growth	-	-	-	Securing community safety enhancements through planning obligations do not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 4 – To ensure accessibility for all to job facilities, goods and services across the Borough	-	-	-	Securing community safety enhancements through planning obligations do not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 5 – To ensure everyone has the opportunity of living in a decent and affordable home	-	-	-	Securing community safety enhancements through planning obligations do not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 6 – To help improve the health of Borough’s residents and reduce inequalities in health by providing	-	-	-	Securing community safety enhancements through planning obligations do not have a strong relationship with this objective and therefore it is unlikely to have an impact.

<b>8 Assessment of the Planning Obligations SPD – Community Safety</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No Relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
opportunities for physical activity.				
SA 7 – To improve the opportunity and achievement in education and lifelong learning	-	-	-	Securing community safety enhancements through planning obligations do not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 8 – To promote safer communities, reduce and prevent crime and reduce fear of crime	✓	✓	✓	Planning obligations that secure community safety enhancements are compatible with this objective.
SA 9 – To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings	?	?	?	Care needs to be taken when installing community safety enhancements such as CCTV systems, in avoiding a detrimental impact on this objective.
SA 10 – To protect and enhance local distinctiveness of the Borough’s urban and rural landscape.	?	?	?	Care needs to be taken when installing community safety enhancements such as CCTV systems, in avoiding a detrimental impact on this objective, especially the urban aspect.
SA 11 – To ensure good	-	-	-	Securing community safety enhancements through planning obligations do not have a

<b>8 Assessment of the Planning Obligations SPD – Community Safety</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No Relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
local air quality for all				strong relationship with this objective and therefore it is unlikely to have an impact.
SA 12 –To protect and enhance the quality of the Borough’s ground, river and sea waters	-	-	-	Securing community safety enhancements through planning obligations do not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 13 – To reduce the causes and impacts of climatic change	-	-	-	Securing community safety enhancements through planning obligations do not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 14 – Reduce the risk of flooding and the resulting detriment to people and property	-	-	-	Securing community safety enhancements through planning obligations do not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 15 – To reduce the amount of waste produced and increase the amount recycled, reused and recovered.	-	-	-	Securing community safety enhancements through planning obligations do not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 16 –To protect and enhance local biodiversity and geodiversity	?	?	?	The impact on this objective is uncertain, and will depend on the nature of the community safety obligation.
SA 17 – Make better use of our natural resources such as land and soil	?	?	?	The impact on this objective is uncertain, and will depend on the nature of the community safety obligation.

<b>9 Assessment of the Planning Obligations SPD – Public Art</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No Relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 1 – To ensure stable levels of employment and achieve high and sustainable levels of economic growth	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 2 – To improve the viability and vitality of defined retail centres	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 3 – To implement regional gateways that contribute to and deliver sustainable economic growth	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 4 – To ensure accessibility for all to job facilities, goods and services across the Borough	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 5 – To ensure everyone has the opportunity of living in a decent and affordable home	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 6 – To help improve the health of Borough’s residents and reduce inequalities in health by providing opportunities for physical activity	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.

<b>9 Assessment of the Planning Obligations SPD – Public Art</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No Relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 7 – To improve the opportunity and achievement in education and lifelong learning	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 8 – To promote safer communities, reduce and prevent crime and reduce fear of crime	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 9 – To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings	✓	✓	✓	Planning obligations that secure public art contributions are compatible with this objective.
SA 10 – To protect and enhance local distinctiveness of the Borough’s urban and rural landscape.	✓	✓	✓	Planning obligations that secure public art contributions are compatible with this objective.
SA 11 – To ensure good local air quality for all	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 12 –To protect and	-	-	-	Securing public art contributions through planning obligations does not have a strong

<b>9 Assessment of the Planning Obligations SPD – Public Art</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No Relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
enhance the quality of the Borough's ground, river and sea waters				relationship with this objective and therefore it is unlikely to have an impact.
SA 13 – To reduce the causes and impacts of climatic change	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 14 – Reduce the risk of flooding and the resulting detriment to people and property	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 15 – To reduce the amount of waste produced and increase the amount recycled, reused and recovered.	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 16 –To protect and enhance local biodiversity and geodiversity	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.
SA 17 – Make better use of our natural resources such as land and soil	-	-	-	Securing public art contributions through planning obligations does not have a strong relationship with this objective and therefore it is unlikely to have an impact.

<b>10 Assessment of the Planning Obligations SPD – Do Nothing Option</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No Relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 1 – To ensure stable levels of employment and achieve high and sustainable levels of economic growth	X	X	X	The SPD aims to increase the education, employment and training opportunities available, therefore having no SPD would have a negative impact on this objective.
SA 2 – To improve the viability and vitality of defined retail centres	-	-	-	The SPD does not deal with retail provision; therefore having no SPD is not relevant.
SA 3 – To implement regional gateways that contribute to and deliver sustainable economic growth	X	X	X	The SPD aims to increase the provision of
SA 4 – To ensure accessibility for all to job facilities, goods and services across the Borough	X	X	X	The SPD aims to increase the education, employment and training opportunities available, together with securing highways and transport benefits, therefore having no SPD would have a negative impact on this objective.
SA 5 – To ensure everyone has the opportunity of living in a decent and affordable home	X	X	X	The SPD aims to secure the provision of affordable housing through planning obligations, having no SPD would have a negative impact on this objective.
SA 6 – To help improve the health of Borough’s residents and reduce inequalities in health by providing	X	X	X	The SPD aims to secure open space, recreation and community facilities that would help achieve this objective, having no SPD would have a negative impact on this objective.



<b>10 Assessment of the Planning Obligations SPD – Do Nothing Option</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No Relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
opportunities for physical activity				
SA 7 – To improve the opportunity and achievement in education and lifelong learning.	X	X	X	The SPD aims to secure training, employment, and education benefits, having no SPD would have a negative impact on this objective.
SA 8 – To promote safer communities, reduce and prevent crime and reduce fear of crime	X	X	X	The SPD aims to secure community safety benefits, therefore having no SPD would have a negative impact on this objective.
SA 9 – To protect and enhance buildings, sites, areas and features of historic, archaeological and architectural interest and diversity, and protect and enhance their settings	X	X	X	Through securing landscape and open space enhancements the SPD aims to contribute to achieving this objective, therefore having no SPD would have a negative impact on this objective.
SA 10 – To protect and enhance local distinctiveness of the Borough’s urban and rural landscape.	X	X	X	Again, through securing landscape and open space enhancements, the SPD aims to contribute to this objective. Having no SPD would be in conflict with this objective.
SA 11 – To ensure good local air quality for all	X	X	X	The SPD aims to secure a reduction in transport emissions through increasing the number of travel plans, having no SPD would have a negative impact on this objective.

<b>10 Assessment of the Planning Obligations SPD – Do Nothing Option</b>				
<b>Key</b> ✓ Likely to be Compatible ? Uncertain Impact X Likely to conflict - No Relationship	Assessment of the effect			Further Comments on the Appraisal
	Short	Medium	Long	
Sustainability Objectives				
SA 12 –To protect and enhance the quality of the Borough’s ground, river and sea waters	?	?	?	Although the SPD does not contain a specific section on this topic, a number of topic areas may have an uncertain impact on this objective (Open Space and Recreation, Landscape and Biodiversity). Therefore it is uncertain as to the impact on this objective of having no SPD.
SA 13 – To reduce the causes and impacts of climatic change	X	X	X	The SPD aims to reduce the impact of development on the environment through securing obligations on travel plans, improving provision of facilities and as a result reducing the need to travel by car to access facilities. Having no SPD would have a negative impact on this objective.
SA 14 – Reduce the risk of flooding and the resulting detriment to people and property	X	X	X	Although the SPD does not have a specific section on this topic, various sections of the document provide opportunities to help achieve the objective (i.e. open space, landscaping providing temporary accommodation of flood water). Having no SPD would have a negative impact on this objective.
SA 15 – To reduce the amount of waste produced and increase the amount recycled, reused and recovered.	?	?	?	Although the SPD contains information on waste facilities and there are opportunities to secure recycling facilities through planning obligations, new development will increase the amount of waste produced therefore the impact on this objective of the ‘do nothing’ option is uncertain.
SA 16 –To protect and enhance local biodiversity and geodiversity	X	X	X	The SPD aims to secure obligations which would benefit this objective, therefore having no SPD would have a negative impact on this objective.
SA 17 – Make better use of our natural resources such as land and soil	?	?	?	The effect of having / not having the SPD concerning this objective is uncertain, since the impact of new development will depend on whether the site is brownfield or greenfield.

## **10 Summary of the Results of the Sustainability Appraisal.**

- 10.1 Following the appraisal of the two options, the following issues have been highlighted:
- 10.2 The majority of the appraisal shows the topics within the SPD are likely to be compatible, have an uncertain impact, or have no relationship with the sustainability objectives. However, there are three areas where there may be a conflict with the sustainability objectives resulting from adoption of the SPD.
- 10.3 Where, as a result of planning obligations, new development is created, there may be a conflict with the sustainability objective concerned with reducing the amount of waste produced. Although there may be opportunities to incorporate recycling facilities within developments, higher-level policies (national, regional and local) are required to deal with reducing the amount of waste produced.
- 10.4 There may also be negative impacts resulting from developments secured through planning obligations on the Borough's biodiversity, especially where greenfield sites are developed. Although any negative impact through the planning obligations SPD may be reduced through higher-level policies directing development to previously developed sites, account needs to be taken of the possible biodiversity value of brownfield sites.
- 10.5 There may also be a negative impact on the final sustainability objective, making better use of natural resources such as land and soil. This may occur through developing land as open space, where possibly a more efficient use would be to develop the land for housing or commercial use.
- 10.6 In terms of the appraisal of the 'do nothing' option, this resulted in a conflict with nearly all of the sustainability objectives. Therefore, as a result of the appraisal, the correct course of action is to proceed with the consultation and subsequent adoption of the planning obligations SPD.

## **11 Mitigation Measures**

- 11.1 Because the majority of impacts are created as a result of the development itself as opposed to a planning obligation, there are few of the negative impacts that can be effectively mitigated. This needs to take place either through detailed higher-level policies or when considering individual planning applications.

## **12 Monitoring**

- 12.1 Any planning obligations secured will be monitored by a S106 officer, enabling the Council to ensure agreements are complied with, and to provide a transparent approach to the securing and application of planning obligations.
  
- 12.2 Under the 2004 Planning and Compulsory Purchase Act, Council's have a statutory to prepare and publish an Annual Monitoring Report (AMR). The AMR seeks to report on how successful the policies contained within the LDF are, and for the purpose of this SPD, will seek to monitor the extent of investment and resulting benefits to the community achieved through the use of developer contributions.