

NEWCASTLE UNDER LYME BOROUGH COUNCIL
Sustainability Appraisal of the Developer Contributions
Supplementary Planning Document

SUSTAINABILITY
APPRAISAL REPORT





Newcastle-under-Lyme Borough Council

Sustainability Appraisal of the Developer Contributions Supplementary Planning Document Sustainability Appraisal Report

Final Draft February 2007

This Sustainability Appraisal has been carried out for the Borough Council by Scott Wilson.

It is published to be available with the consultation draft Supplementary Planning Document.

Comments are invited on it, within the same timescale as the main document. More details are set out in the Summary.

The deadline for comment is Wednesday 25th April 2007

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NON TECHNICAL SUMMARY

The Developer Contributions Supplementary Planning Document was examined to assess its compatibility with the Borough Council's objectives for sustainable development. The purpose of this examination is to see how the SPD may be improved in light of a rigorous and transparent "Sustainability Appraisal" (SA).

The SPD has been developed to provide guidance on promoting an inclusive environment through the use of the Developer Contributions procedures contained within it. It seeks to make all people involved in the planning process aware of the current policy and legislation regarding Planning Obligations and Section 106 Agreements and of what Newcastle-under-Lyme Borough Council require of applicants in relation to these when preparing, submitting and (where successful) implementing planning applications.

The document supports and signposts to policies in the Newcastle-under-Lyme Local Plan 1996-2011 and the emerging North Staffordshire Core Spatial Strategy concerning Developer Contributions, guiding how Contributions should be calculated and levied according to the specific details of each application.

The SA Scoping Report for the emerging North Staffordshire Core Spatial Strategy identifies the important issues facing the borough of Newcastle-under-Lyme and the Council's SA objectives, which forms the framework by which the Strategy can be assessed. A Scoping Report Addendum was produced for the Developer Contributions SPD using this SA Scoping Report to provide the scope for assessing the SPD.

This Sustainability Report for the SPD assesses the effects that the aims of this SPD would have on the SA objectives against the likely outcomes and impacts on the SA objectives if the SPD were not to be adopted.

The Preferred Option selected, an approach that creates a Developer Contributions SPD that will combine using standards, formulae and thresholds with negotiation on an application-specific basis that recognises the range of issues a development may face (using set processes and procedures) to calculate contributions, will likely have a positive direct or indirect effect on the majority of the 15 Sustainability Objectives and should not create a conflict with any aspect of any of them.

This is because the concept of Developer Contributions themselves is one that aims to promote an inclusive environment by: improving access to facilities (and generally around an Authority); improving the quality of environments physically and socially; and generally seeking to preserve and enhance an Authority for future generations. Developer Contributions themselves cannot do this (except where works are implemented in lieu of financial contributions) but they provide vital funding to enable works to be carried out in accordance with other policies, strategies and legislation that do promote an inclusive environment.

Other options considered, including the "do-nothing" approach, which solely relies on the continued implementation of Policy IM1 in the Local Plan, still had some positive effects and generally created little or no conflict with the Sustainability Objectives but, overall, did not create as much benefit as the selected Preferred Option.

This positive appraisal result therefore means that there is little mitigation necessary for the SPD as there are no negative impacts on sustainability. However, if the policies for Developer Contributions, in terms of collection and disposal of income generated, are not implemented correctly not only will opportunities to improve the environment of the Borough be missed but developments may be allowed without appropriate mitigation being put in place, which would damage any drive for sustainability.

Therefore, it is crucial that monitoring processes are put in place to ensure that these policies are adhered to and aims achieved but also to identify any unforeseen adverse effects of adopting this SPD. Data collection on type, location, source and amount of Contributions, on whether it is received and on how it is spent will enable this monitoring to take place.

Statement on the difference the SA process has made to date

This Sustainability Appraisal has highlighted the likely effects of the adoption of the Developer Contributions SPD as proposed in the Preferred Option. Newcastle-under-Lyme Borough Council will be considering this report along with responses from the consultation on the draft SPD.

To comment on this report please contact:

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Deadline for Comments: Wednesday 25th April 2007

BACKGROUND

1.1 Purpose of the Sustainability Appraisal and the Sustainability Appraisal Report

- 1.1.1 Scott Wilson was commissioned to undertake the Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA) of the Developer Contributions Supplementary Planning Document.
- 1.1.2 SEA involves the systematic identification and evaluation of the environmental impacts of a strategic action (e.g. a plan or programme). In 2001, the EU legislated for SEA with the adoption of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive'). The Directive entered into force in the UK on 21 July 2004 and applies to a range of English plans and programmes including Local Development Frameworks (LDFs). LDFs replace the current hierarchy of development plans (Unitary Development Plans, Structure Plans and Local Plans).
- 1.1.3 SA extends the concept of SEA to fully encompass economic and social concerns. Under the Planning and Compulsory Purchase Act 2004 (PCPA), Local Authorities must undertake SA for each of their Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) – the constituent parts of the LDF. SA is therefore a statutory requirement for LDFs along with SEA.
- 1.1.4 The Government's approach is to combine SEA and SA into a single, unified assessment process and, in October 2005, it published guidance on undertaking combined SEA / SA of LDFs¹ ('the Guidance'). Scott Wilson is following this guidance.
- 1.1.5 The SEA Directive sets out a statutory process that must be followed. The SEA Requirement Checklist (Table 1) and Quality Assurance checklist (Appendix VI) has been used to ensure the requirements of the SEA Directive are met.
- 1.1.6 In addition to satisfying the requirements of the SEA Directive and government Guidance, the SEA / SA process aims:
- To promote sustainable development;
 - To provide for a high level of protection for the environment;
 - To integrate sustainability and environmental considerations into the preparation of plans and programmes;
 - To take a long term view of whether and how the area covered by the plan is expected to develop, taking account of the social, environmental and economic effects of the proposed plan;
 - To provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies;

¹ ODPM (2005). Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents

- To reflect global, national, regional and local concerns;
- To provide an audit trail of how the plan has been revised to take into account the findings of the SA; and
- To form an integral part of all stages of the plan preparation.

1.1.7 The SA Report supports the public consultation on the Developer Contributions SPD, as required by the Regulation 17 of the Town and Country Planning (Local Development) (England) Regulations, 2004. It is intended to inform decision makers at the Council, alongside public and stakeholder responses to the consultation, before the SPD is finalised. Issuing the SA Report alongside the SPD helps provide objective information for consultees, so that their responses can be made in full awareness of the predicted sustainability impacts of different 'options'. It also shows what information is being fed into the decision making process and how this was arrived at.

Table 1 below indicates where specific requirements of the SEA Directive can be found:

Table 1: SEA Directive requirements checklist

Environmental Report requirements ²	Section of this report
(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	Chapter 2 & Scoping Report Addendum
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Scoping Report Addendum
(c) the environmental characteristics of areas likely to be significantly affected;	Scoping Report Addendum
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (The Birds Directive) and 92/43/EEC (The Habitats Directive);	Scoping Report Addendum
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	Scoping Report Addendum & Appendix 1
(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Chapter 3
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapter 4
(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was	Chapter 3

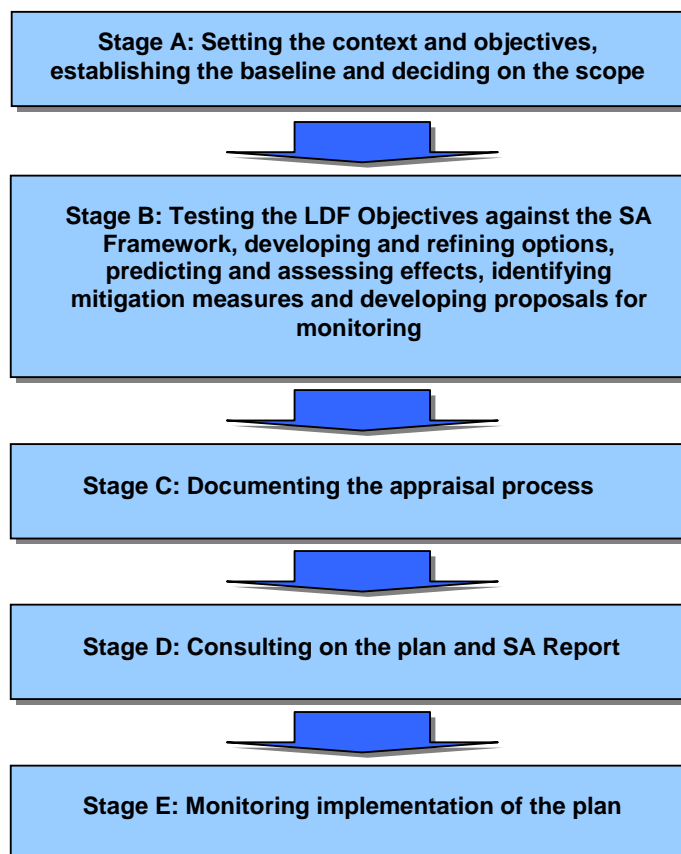
² As listed in Annex I of the SEA Directive (Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment)

undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	
(i) a description of the measures envisaged concerning monitoring in accordance with Article 10;	<i>Chapter 4</i>
(j) a non-technical summary of the information provided under the above headings.	<i>Chapter 1</i>

1.2 This Report

1.2.1 Figure 1, below, shows the five-stage approach of the SA/SEA process recommended in the Guidance³. Stage A was carried out and documented in the Newcastle-under-Lyme Developer Contributions Supplementary Scoping Report⁴. Consultation was carried out on the Supplementary Scoping Report, in line with Regulation 17 of the Town and Country Planning (Local Development) Regulations (2004) and responses were integrated into the report accordingly.

Figure 1. Five stage approach to SA



³ ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents.

⁴ Obtainable from the Borough Council, or <http://www.newcastle-staffs.gov.uk/Documents/Environment/Planning/SA%20Scoping%20Report.doc>

- 1.2.2 To examine the SA framework and other Sustainability Appraisal work conducted to date on the developing LDF, please refer to the “North Staffordshire Core Spatial Strategy Scoping Report” and North Staffordshire Core Spatial Strategy Sustainability Appraisal Summary Report. These are available on the Stoke City Council’s website⁵.
- 1.2.3 This report records Stages B and C of the SA process. The appraisal of the Developer Contributions SPD was carried out in January 2007. There was close liaison with the Council during the process.
- 1.2.4 The Guidance splits Stage B is into 6 tasks:
- B1: Testing the SPD objectives against the SA framework
 - B2: Developing the SPD options
 - B3: Predicting the effects of the draft SPD
 - B4: Evaluating the effects of the draft SPD
 - B5: Considering ways of mitigating adverse effects and maximising beneficial effects
 - B6: Proposing measures to monitor the significant effects of implementing the SPD
- 1.2.5 Stage C involves the preparation of the SA report, which is documented here.

1.3 The Developer Contributions SPD

- 1.3.1 Supplementary Planning Documents (SPDs) expand or provide further detail on policies contained within development plan documents. They replace and update Supplementary Planning Guidance (SPGs) prepared under the previous planning system. SPGs will continue to exist as non-statutory documents whilst the relevant saved policies they supplement are in place.
- 1.3.2 SPDs do not form part of the statutory development plan, but are subject to rigorous procedures of community involvement. They are therefore an important material consideration in the decision making process.
- 1.3.3 The SPD will form part of the Newcastle-under-Lyme Local Development Framework and is intended to complement and provide further guidance on the planning obligations policy approach set out within the saved Newcastle-under-Lyme Local Plan 1996-2011. It is also expected that the SPD will remain in conformity with the emerging North Staffordshire Core Spatial Strategy and other Local Development Plan Documents comprising Newcastle-under-Lyme’s Local Development Framework.
- 1.3.4 The SPD has been prepared in accordance with the Town and Country Planning (Local Development) (England) Regulations 2004.

⁵ www.stoke.gov.uk/ccm/navigation/environment/local-development-plans/core-strategy

ASSESSMENT OF THE PLAN

2.1 B1 Testing the SPD Objectives Against the SA Framework

- 2.1.1 The Guidance states that: *“the objectives of the plan or programme will need to be tested against the SEA objectives to identify both potential synergies and inconsistencies ... inconsistencies may give rise to adverse environmental effect”*.
- 2.1.2 The Developer Contributions SPD aims to provide advice for all those involved in the preparation, submission and negotiation of planning applications where developer contributions may be required. It aims to clarify the Council’s approach to using planning obligations to seek developer contributions in policy and operational terms and helps explain how requirements will be prioritised.
- 2.1.3 A set of objectives for the SPD has been established/developed for consideration as part of the SA. These have been drawn from the emerging North Staffordshire Core Spatial Strategy Objectives and are consistent with saved Local Plan Policy IM1 (the Borough Council’s principle Policy for securing developer contributions) and Circular 05/2005.
- 2.1.4 Table 3 below compares the SPD objectives with the SA objectives from the North Staffordshire Core Spatial Strategy Scoping Report (See Appendix I). Table 2 shows the marking scheme used.

Table 2: Marking scheme

+	Objectives are compatible
-	Objectives are conflicting
?	Objective correlation is unknown
X	No Objective correlation (i.e. unlikely to have a significant effect)

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

Developer Contributions SPD Objectives	SA Objective															Comments		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
To meet the overall development requirements for the sub-region in accordance with the West Midlands Regional Spatial Strategy	+	+	+	+	+	+	+	+	+	+	+	+	X	+	+	+		
To concentrate new development within the North Staffordshire conurbation to promote sustainable patterns of development, reduce the need to travel and promote accessibility by transport modes other than the private car	X	X	X	X	+	+	X	X	X	X	X	X	X	X	X	X	X	
To focus development in rural areas on brownfield sites within the larger settlements	+	X	X	+	X	X	X	X	X	+	X	X	X	X	X	+		

To balance the supply and demand for housing by removing surplus properties and providing a better choice of homes in appropriate locations and to ensure that a sufficient number of new houses are affordable	+	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
To ensure that new residential development makes adequate provision for community facilities including health care, education and leisure and that existing facilities are retained and enhanced	X	X	X	+	X	X	X	X	X	+	+	X	X	X	X	X	
To encourage the growth of the higher education sector and training facilities to meet the needs of indigenous and incoming industries	X	+	+	+	X	X	X	X	X	+	X	X	X	X	X	X	
To increase the opportunities for sustainable modes of travel by securing improvements to public transport infrastructure and the provision of facilities to promote walking and cycling	X	X	X	+	+	+	+	X	X	+	X	X	X	X	X	X	
To enhance the North-Staffordshire Green Belt and open countryside and protect it from inappropriate development	X	+	X	X	X	X	X	X	X	+	X	X	+	X	X	X	
To protect and enhance the built and natural environment of North Staffordshire including the landscape, bio-diversity, settlement patterns, historic buildings, and heritage sites (including parks and gardens and battlefields)	X	X	X	X	X	X	X	X	X	+	+	X	+	+	X	X	
To increase the attraction of North Staffordshire as a tourist destination, utilising the unique brand created by its industrial heritage, network of vibrant urban centres and attractive rural hinterland	X	X	X	+	+	+	+	X	X	+	X	X	X	X	X	X	

2.1.5 As shown in Table 3, the effects of the SPD are generally positive and no potential conflicts between the SPD and SA Objectives have been identified.

2.1.6 Notwithstanding the above, it is difficult to predict the scale of the impact of the SPD on the achievement of the SA Objectives, as the SPD cannot go beyond existing overarching policy requirements; nor is it easy to predict the level of development likely to take place in the Borough. Whilst the SPD can seek to influence the nature and scale of contributions by providing general guidance, any requirements will have to be considered on a case-by-case basis. It is therefore considered that the overall contribution of the SPD to achievement of the SA objectives will be relatively small.

2.2 B2 Developing the SPD Options

- 2.2.1 Under the SEA Directive, plan and programme proponents should ensure that: “reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated” (Article 5(1)) and the Environmental Report should include “an outline of the reasons for selecting the alternatives dealt with” (Annex I (h)).

Assessing the Effects of Saved Local Plan Policies

- 2.2.2 The ODPM Guidance⁶ states that ‘where an SPD has been prepared on the basis of a saved DPD or plan, policy or policies which have not been subject to SA, then the authority will need to carry out an SA of that policy or those policies and report on those’. It is not necessary to document the significant effects of the saved plan as a whole or of alternatives to the saved policy.
- 2.2.3 The Developer Contributions SPD will complement and provide further guidance on the policy approach set out within the ‘saved’ Newcastle-under-Lyme Local Plan 1996-2011. The adopted Newcastle-Under-Lyme Local Plan 2011 has been subjected to a comprehensive Environmental Appraisal in accordance with previous Government Guidance produced by the then DOE (Environmental Appraisal of Development Plans: A Good Practice Guide, 1993).
- 2.2.4 Policies that outline the requirements for Planning Obligations covering the following topic areas. There may however, be other Local Plan policies which are relevant in relation to negotiations on particular proposals.

Table 4: Existing Policies

NEWCASTLE-UNDER-LYME LOCAL PLAN 1996-2011 (ADOPTED)	
Affordable Housing	Policies H11, H12 and SPG on Affordable Housing
Sustainable Transport & Highways Improvements	Policies T1, T13, T14
Public Open Space & Recreation	Policy C4
General	Policy IM1

- 2.2.5 Policy IM1 of the adopted Local Plan sets out the Council’s overarching Policy for developer contributions. This states:

“Where a development proposal would require improvements to infrastructure or essential facilities to make it acceptable then the developer will be required to carry out or contribute to the funding of appropriate works”

⁶ ODPM (2005) Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents.

- 2.2.6 Since Policy IM1 of the adopted Local Plan provides the main basis for the Developer Contributions SPD, this Policy has been subjected to Sustainability Appraisal against the SA Objectives set out in Appendix I. The Appraisal is set out in Appendix II. It is beyond the Scope of the SPD to consider alternatives to this adopted policy on the basis of the appraisal.
- 2.2.7 The appraisal identifies that no potential conflicts exist between the Sustainability Objectives and Policy IM1 and, in fact, the Policy has the potential to positively benefit Objectives 1 and 4.

Developing SPD Options

- 2.2.8 Given the duty under the PCPA on those preparing an SPD to contribute to sustainable development, it is essential for the SPD to set out to improve on the situation, which would exist if there were no SPD. The assessment of the existing saved policy IM1, described in Section 2.2.7 above, therefore provides a 'do nothing' comparison for the SPD.
- 2.2.9 The existing 'do nothing' policy framework within which the SPD is being prepared, however, provides few reasonable, realistic or relevant alternative options, which can be considered. The general requirement for affordable housing, or open space contributions is, for example, already acknowledged in the existing policy.
- 2.2.10 The purpose of an SPD should be to amplify or define more precisely the way parent policies should be implemented, but not to amend them. The policy options being considered are set out in this report are set out in Table 4 below.

Table 5: Developer Contributions SPD Options

Developer Contributions SPD Options
Option 1 – Do nothing and rely on the existing saved Policy IM1 Provision of essential supporting infrastructure and community facilities.
Option 2 – Produce a Developer Contributions SPD based on negotiating each case separately with developers based on protocols procedures and standard legal agreements
Option 3 – Produce an SPD which contains specific information such as formulae and thresholds which quantify the requirements for different types of infrastructure
Option 4 – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulae and thresholds

2.3 B3 & B4 Predicting and Evaluating the Effects of the Draft SPD

- 2.3.1 Each of the proposed options was compared against the SA objectives (identified in the North Staffordshire Core Spatial Strategy Scoping Report and listed in Appendix I and the anticipated effect was predicted alongside comments made on the likely impact on the objective. Appendix III shows the results of the appraisal. The appraisal was carried out using information in the LDF Scoping Report and Developer Contributions SPD Supplementary Scoping Report in addition to expert

judgement, the adopted Newcastle-under-Lyme Local Plan and emerging Local Development Framework.

- 2.3.2 Appendix IV provides a detailed assessment of the predicted effects of the preferred option of adopting the SPD. The scoring criteria in Table 4 are applicable for Appendices III and IV.
- 2.3.3 It should be noted that in assessing the options Scott Wilson has not had access to information about the nature and amount of contributions, which have been secured by the Council in the recent past, under the terms of Policy IMP1.
- 2.3.4 The criteria used for the SA are shown in table 4 below:

Table 6: SA scoring criteria

Symbol	Likely effect against the SA Objective
++	Very beneficial
+	Beneficial
0	None
?	Uncertain or insufficient information on which to determine
-	Negative
--	Major Negative

2.4 Summary of the Options Assessment

- 2.4.1 The following section provides a summary of the options assessment. The full assessment matrices can be found in Appendix III.

Table 7: Summary of Options Assessment

Options	Summary of Overall Assessment of Option
<p>Option 1 Do nothing and rely on the existing saved Policy IM1 Provision of essential supporting infrastructure and community facilities.</p>	<p>Overall it is considered that there is insufficient evidence to predict the impact of the “do-nothing” option on delivering the Sustainability Objectives set out in Appendix 1 of this report.</p> <p>Local Plan Policy IM1 provides only a general statement of the Councils intention to seek contributions towards improvements to infrastructure or supporting facilities. Contributions are negotiated on an ad hoc site-by-site basis with no established protocols or monitoring systems and the ability of the Council to secure developer contributions will often depend upon the negotiating skills of the Development Control Officer and his/her assessment of the needs generated by a development proposal.</p> <p>Whilst Local Plan Policy IM1 is likely to have a positive effect on SA Objectives 1 and 4, given the lack of transparency, the positive effects are less certain than if an SPD were prepared in accordance with the other options.</p>

Options	Summary of Overall Assessment of Option
	<p>Lengthy negotiations may also be inefficient and impact upon Council targets for determining planning applications.</p> <p>The “do-nothing” option is unlikely to have any direct impact on the remaining SA objectives. This is the least sustainable option.</p>
<p>Option 2 Produce an developer contributions SPD based on negotiating each case separately with developers based on protocols procedures and standard legal agreements</p>	<p>The SPD would set out the Council’s approach to negotiating developer contributions towards infrastructure provision. This would be beneficial insofar as it would provide greater transparency for those involved in the process of negotiation. It is therefore likely to have a more beneficial impact on the majority of the SA objectives than Option 1.</p> <p>However, without clearly stated formulae (either within the document or signposted) there would be no clear base from which start and no indication of the types or amount of contributions likely to be required. This will mean more officer time will need to be spent negotiating and may lead to inconsistencies.</p>
<p>Option 3 Produce an SPD which contains specific information such as formulae and thresholds which quantify the requirements for different types of infrastructure</p>	<p>The inclusion of specific formulae and thresholds will show the level of contributions that are required. This will provide greater certainty and transparency for all those involved in the developer contributions process and is therefore likely to have a more beneficial impact on the majority of the SA objectives than Option 1.</p> <p>However, an approach based on standards and thresholds alone would not provide the flexibility to respond to emerging policy changes or to negotiate where there are site-specific circumstances, which necessitate a non-standard approach to mitigating the impact of development or ensuring that development does not generate any significant adverse impacts.</p>
<p>Option 4 Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds</p>	<p>This is the preferred option. It provides a comprehensive statement of the nature of the contributions, which will be sought and the Councils approach to negotiating. It will allow developers to predict the likely costs of planning obligations and has the flexibility to respond to site-specific circumstances as well. It is considered that this SPD option will have a direct or indirect beneficial impact on the majority of the SA Objectives.</p>

2.5 Conclusions

- 2.5.1 Option 4 includes a combination of both negotiation (including protocols and procedure) and relevant standards, formulae and thresholds (either included or signposted to in the SPD). It is recommended as the preferred option as it provides greater clarity for all those involved in the preparation and negotiation of planning applications on the Council’s approach to seeking developer contributions in policy and operational terms and helps to explain how requirements will be prioritised.

- 2.5.2 Provided the SPD guidance is followed, the option selected is clearly the more sustainable option, even though it is somewhat difficult to identify the precise outcomes as a result of the SPD, and it will have a positive effect on Newcastle-under-Lyme.

2.6 Predicting the effects of the preferred option

- 2.6.1 The Guidance advises that *“the LPA appraises, in broad terms, the effects of strategic options and then, in more detail, the effects of the preferred options when these have been selected”*. The preferred option is Option 4, which includes a combination of both negotiation (including protocols and procedure) and relevant standards, formulas and thresholds (either included or signposted to).
- 2.6.2 The Guidance also recommends that in predicting and evaluating the effects of a SPD it is useful to examine *“whether the effect will be permanent rather than temporary, and the time scale over which the effect is likely to be observed”*. In addition, the Guidance suggests that the uncertainty surrounding predictions should be identified.
- 2.6.3 Appendix IV shows the table recording the prediction and evaluation of the effects of the SPD, incorporating the likely temporal effects and uncertainty of the effects of the option on the SA objectives.

2.7 Summary including Secondary, Cumulative, and Synergistic effects

- 2.7.1 Definitions of secondary, cumulative and synergistic effects are in Appendix V. Secondary effects may be seen positively impacting the majority of the Objectives and it is likely that most of the benefit of this SPD will be through secondary effects. Such secondary effects emerge through the use of monies raised via section 106 financial contributions.
- 2.7.2 At this time, it is not possible to be sure how these will be spent (other than in the general topic areas discussed in Part 2 of the SPD) and so it is difficult to assess these secondary effects. However, given that the general secondary effect of this SPD is that the relevant departments of local governance will have additional funds to spend on these topic areas, it is generally safe to assume that the secondary effects will be positive, though how positive remains to be seen.
- 2.7.3 The cumulative and synergistic effects of the SPD are generally positive but small, owing to the specific nature of the SPD. In conjunction with other SPGs, SPDs and the Local Plan (and LDF when it is adopted and replaces the Local Plan) the impacts of the SPD should be beneficial, particularly in creating an inclusive environment.
- 2.7.4 The possible cumulative and secondary effects of the SPD, together with other national, sub-regional and local plans and policies, are summarised in the table, below:

Relevant Plan	Content	Cumulative/Synergistic effects
National Policy		
The Planning System – General Principles (2005)	General workings and principles of the planning system, including: the structure of the plan-led system, SA and planning conditions and obligations.	The SPD reiterates guidance on how planning conditions and obligations and section 106 agreements should be fair and relevant to the development, and therefore so should the specific contributions asked of the developer.
PPS1 Delivering Sustainable Development (2005)	Sets out the definition of sustainable development, sustainable development aims and objectives and how these can be achieved through planning.	The SPD follows the general principles of sustainable development set out in PPS1, through encouraging positive outcomes from development proposals, which could otherwise have negative effects.
PPG2 – Green Belts (1995)	Sets out why greenbelt is required, how it should be designated and protected in plans and policy, and circumstances where development would/would not be allowed.	Development on greenbelt land is very rarely acceptable and the SPD does not encourage it, in line with PPG2. In exceptional circumstances where development is allowed on green belt, the SPD will assist by providing further guidance and examples on suitable kinds of developer contribution.
PPS3 – Housing (2006)	Sets out targets for: market housing, affordable housing, developer contributions, occupancy conditions: design, layout and relation to green space, transport and community facilities.	The SPD follows the guidance in PPS3 by following the standards and thresholds set out in the local plans housing policies (see below) when giving guidance on developer contributions specific to market and affordable housing.
PPS 7 – Sustainable Development in Rural Areas (2004)	Sets out aims for protection of, and sustainable development in, rural areas.	PPS7’s key aim is the protection of the countryside. The SPD will assist by encouraging development proposals to be made more sustainable, through developer contributions.
PPG 9 – Nature Conservation (Draft PPS9 Biodiversity & Geological Conservation) (2005)	Sets out key principles for assessing, restoring, enhancing and protecting wildlife and natural environments and assets. Also has guidance on certain types of environmental landscape or species-specific designations.	SPD complies with PPS9’s principles in 2 ways: It recommends developer contributions in the form of green space/habitat creation or improvements; It recommends developer contributions in terms of mitigation measures for development, which could be potentially harmful to the environment or wildlife habitats.
PPG 13 – Transport (2001)	Sets out key principles of sustainable transport, key aims and targets for private	The SPD helps deliver the principles of PPG13 at a local level by following the principle

	and public transport, includes planning conditions and obligations guidance.	that: “ <i>Planning obligations where appropriate in relation to transport should be based around securing improved accessibility to sites by all modes</i> ” (DCLG, (2001:para 85))
PPG 17 – Planning for Open Space, Sport and Recreation (2002)	Sets out the aims for amounts and standards of open space and sports/recreation facilities across the nation, and how this can be achieved through policy, planning conditions and developer contributions.	PPG17 states developer contributions should be used as a way to remedy local deficiencies in open space and recreation/sports facilities. The SPD complies with this by suggesting developer contributions for creation of, or funding towards, new green space and facilities and existing green space and facilities enhancement.
PPS 25 – Development and Flood Risk (2006)	Highlights the dangers and problems of flooding and development, flood risk assessment requirements and decision-making principles. Also has a series of annexes on more specific topics, such as climate change and the sequential test etc.	PPS25 states that: “ <i>LDDs should include general policies about the principles and use of planning obligations for flood risk management.</i> ” (DCLG (2006:36)) The SPD does this, taking account of local plan policies, and will assist in finding suitable developer contributions in rare cases where development in ‘residual flood risk’ areas is allowed.
ODPM Circular 05/2005 Planning Obligations (2005)	Sets out the statutory framework for planning obligations. Covers the making and discharging of obligations. Explains how development proposals, which would be otherwise unacceptable, may be made acceptable by planning obligations.	The SPD echoes the principles set out in the circular. Also supports the circular’s view that the appropriateness of planning conditions should be explored before obligations.
Sub-Regional Policy		
Staffordshire and Stoke-on-Trent Structure Plan 1996-2011 (2001)		
Policy D8: Providing Infrastructure Services, Facilities and/or Mitigating Measures Associated with Development	States that: “ <i>where appropriate, development schemes should be accompanied by the provision of necessary on- and off-site infrastructure, community services, and/or mitigating measures</i> ” (Staffordshire County Council (2001:45)). Also states that local authorities should provide	The SPD is fulfilling the requirements of the structure plan by providing detailed guidance on how planning obligations can be used to make acceptable certain development proposals. This SPD guidance will in turn assist in the delivery of appropriate infrastructure and facilities to benefit the area.

	guidelines on planning obligations.	
Policy H8: Affordable Housing & Policy H10: Affordable Housing in Rural Areas	States that the affordable housing needs of the local community should be catered for. Agreements should be reached with developers for a certain proportion of market housing developments to be affordable housing. Also encourages use of obligations in ensuring houses remain affordable, including occupancy agreements.	The SPD gives further guidance on obligations in housing development, including details of local thresholds for required proportions of affordable housing in certain developments. SPD also details occupancy conditions. Therefore, the SPD is assisting the delivery of the structure plan policy.
Policy NC6: Important Semi-Natural Habitats	States it is important that damage to semi-natural habitats is avoided and that if development is absolutely necessary in or near to these areas, mitigation measures must be employed.	The structure plan advocates the use of: <i>“planning obligations and management agreements with landowners and developers to maximise nature conservation benefits,”</i> (Staffordshire County Council (2001:103)). The SPD will facilitate this by providing further guidance and examples.
Policy NC8: Habitats of Protected Species	The policy states: <i>“Development or land use change which would have an adverse impact, incapable of satisfactory mitigation, on legally protected species will not be allowed.”</i> (Staffordshire County Council (2001:105)) Where development is suitable, conditions and obligations should be imposed to secure the policies objectives of protecting the species and habitat.	The SPD states that in some circumstances necessary planning obligations may not relate directly to the development proposal. In this instance, although development may not be proposed in the habitats of protected species, construction and operation of a development proposed nearby could disturb protected species. Here, the SPD suggests the same as the Structure Plan, that planning obligations can be secured to keep damage and disturbance to a minimum.
Local Policy		
Newcastle-under-Lyme Local Plan 2011 (2003)		
Policy H11: Affordable Housing – General Policy	Provision of affordable housing, where needed, to be negotiated for proposed developments of 25 or more dwellings or residential sites of 1 ha or more.	The thresholds for amount of developer contribution, according to the type and size of housing developments, will be clarified and elaborated on by the SPD.
Policy H12: Affordable Housing in Rural Areas	Discusses the ability to provide exceptional affordable housing in rural areas.	The SPD supports and gives extra guidance on ‘occupancy conditions’ so that future occupants can benefit from the

		affordable housing, which is a requirement of policy H12.
Policy T1: Sustainable Development	Appropriate contributions will be required toward the costs of promoting and improving local public transport facilities where development is permitted.	The SPD will support this policy by giving general guidance on the kinds of contribution, which may be appropriate to improving local transport facilities.
Policy T13: Development in the A500 Corridor	Developments close to the A500 may be required to make appropriate financial contributions towards highways improvements affecting the A500 corridor.	Although this policy is an area specific one, the SPD will assist by giving extra, general guidance on the kinds of contribution, which may be appropriate in this situation.
Policy C4: Open Space in New Housing Areas	Outlines the requirements for the provision of open space in new housing areas as a planning obligation on residential developments.	The SPD will confirm and encourage compliance to the requirements of C4, which in the form of green space standards (e.g. hectares per 1000 people).
Policy IM1: Provision of Essential Supporting Infrastructure and Community Facilities	Requires developers to carry out, or contribute to the funding of, appropriate infrastructure / facilities improvements that are required as a result of their developments.	The SPD will assist the delivery of this policy by giving more specific guidance on what developer contributions to infrastructure / facilities improvements would be appropriate.
Current Adopted SPD Guidance		
Newcastle-under-Lyme SPG on Affordable Housing (September 2004)	Specific advice on the mix of housing required in a new development. Including thresholds for compliance.	The same thresholds could be used to trigger compliance for planning obligations, resulting in increasing amounts of affordable housing.

2.7.5 Overall, these cumulative effects of many plans and policies working together will produce many beneficial synergistic and secondary effects. The more specific and detailed the policy the guidance on planning obligations is, the higher the standards of planning obligations will be. At the implementation stage, this will lead to more sustainable, appropriate developments (positive secondary effects).

2.8 Comments and Recommendations

2.8.1 The impacts of the SPD are largely positive, though the specific nature of the content of the SPD means that there are no expected direct impacts on the majority of the SA objectives.

3 MITIGATION AND MONITORING

3.1 B5 – Mitigation

- 3.1.1 The central, and only, mitigation measure required for the SPD is to ensure that the policies in the Local Plan and forthcoming LDF documents that address Developer Contributions and are signposted to in the SPD are followed where appropriate, particularly where Contributions are made by the applicant by undertaking improvement works themselves. Due to the Preferred Option having no potential conflicts with the Sustainability Objectives, there is generally no need for mitigation measures for the SPD.

3.2 B6 - Monitoring

- 3.2.1 The significant sustainability effects of implementing the plan must be monitored to identify unforeseen adverse effects and to be able to undertake appropriate remedial action (SEA Directive, Article 10(1)).
- 3.2.2 A monitoring framework is being developed for the LDF as a whole but sufficient information about effects relating to the Develop Contributions SPD need to be provided for.
- 3.2.3 The following indices might be collected to assist with monitoring:

Table 8: Proposed Monitoring Data

Indicators
The amount and source of contributions
The spatial location of contributions and of improvements funded by contributions
The type of contribution
Whether contributions have been received
How the contributions have been spent

3.3 Difficulties encountered in carrying out the assessment

- 3.3.1 The specific nature of the SPD meant that the assessment was a straightforward process. However, the lack of data on the type, location, source and amount of developer contributions secured in Newcastle-Under-Lyme over time posed a limitation to the ability to evaluate the effects of the SPD.

3.4 Next steps

- 3.4.1 Upon the completion of this SA report, the Guidance recommends the report is submitted for consultation alongside the draft SPD to the statutory consultees and to other stakeholders (SEA Directive Article 6(2)). The comments are then to be integrated into the report accordingly (SA Directive Article 8).

GLOSSARY

Adoption statement	<p>A statement prepared by the Local Planning Authority notifying the public that the Development Plan Document or Supplementary Planning Document has been adopted. This is required by Regulation 36 for Development Plan Documents and Regulation 19 for Supplementary Planning Document in the Town and Country Planning (Local Development) (England) Regulations 2004.</p> <p>A statement on the main issues raised during the consultation on the sustainability appraisal and how these were taken into account in the development of the Development Plan Documents or Supplementary Planning Documents as required by the Strategic Environmental Assessment Directive, is recommended to be included in the Adoption Statement.</p>
Annual Monitoring Report (AMR)	<p>Assesses the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being achieved.</p>
Consultation Body	<p>An authority which because of its environmental responsibilities is likely to be concerned by the effects of implementing plans and programmes and must be consulted under the SEA Directive. The Consultation Bodies in England are Natural England, English Heritage, and the Environment Agency.</p>
Consultation Statement	<p>A statement prepared by a Local Planning Authority for a Supplementary Planning Document under regulation 17 (1) of the Town and Country Planning (Local Development) (England) Regulations 2004.</p>
Core Strategy	<p>Should set out the key elements of the planning framework for the area. It should comprise: a spatial vision and strategic objectives for the area; a spatial strategy; core policies; and a monitoring and implementation framework with clear objectives for achieving delivery.</p>
Development Plan Documents (DPD)	<p>A type of Local Development Document. DPDs include the Core Strategy, site specific allocations of land and Area Action Plans (where needed).</p>
Environmental Impact Assessment (EIA)	<p>A generic term used to describe environmental assessment as applied to projects. In this guide 'EIA' is used to refer to the type of assessment required under the European Directive 337/85/EEC.</p>

Indicator	A measure of variables over time, often used to measure achievement of objectives.
Output indicator	An indicator that measures the direct output of the plan or programme. These indicators measure progress in achieving a plan objective, targets and policies.
Significant effects indicator	An indicator that measures the significant effects of the plan.
Contextual indicator	An indicator used in monitoring that measures changes in the context within which a plan is being implemented.
Local Development Document (LDD)	There are two types of Local Development Document: Development Plan Documents and Supplementary Planning Documents.
Local Development Framework (LDF)	Sets out, in the form of a 'portfolio', the Local Development Documents which collectively deliver the spatial planning strategy for the area in question. The LDF also includes the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.
Local Development Scheme (LDS)	Sets out the local authority's programme for preparing the Local Development Documents.
Local Development Regulations	Town and Country Planning (Local Development) (England) Regulations 2004. Town and Country Planning (Transitional Arrangements) (England) Regulations 2004.
Mitigation	Used in this guidance to refer to measures to avoid, reduce or offset significant adverse effects on the environment.
Objective	A statement of what is intended, specifying the desired direction of change in trends.
Option	The range of rational choices open to plan-makers for delivering the plan objectives. For the purposes of this guidance 'option' is synonymous with 'alternative' in the SEA Directive.
Plan	For the purposes of the SEA Directive this is used to refer to all of the documents to which this guidance applies, including Regional Spatial Strategy revisions and Development Plan Documents. Supplementary Planning Documents are not part of the statutory Development Plan but are required to have a sustainability appraisal.

Pre-submission consultation statement	A statement prepared by a Local Planning Authority for a Development Plan Document pursuant to regulation 28(1)(c) of the Town and Country Planning (Local Development) (England) Regulations 2004.
Scoping	The process of deciding the scope and level of detail of a Sustainability Appraisal.
Screening	The process of deciding whether a document requires a SA.
SEA Directive	European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment
SEA Regulations	The Environmental Assessment of Plans and Programmes Regulations 2004 (which transposed the SEA Directive into law).
Statement of Community Involvement (SCI)	A statement setting out the consultation procedures for a Local Planning Authority. Explains to stakeholders and the community how and when they will be involved in the preparation of the Local Development Framework, and the steps that will be taken to facilitate this involvement.
Strategic Environmental Assessment (SEA)	Generic term used internationally to describe environmental assessment as applied to policies, plans and programmes. In the UK, SEA is increasingly used to refer to an environmental assessment in compliance with the 'SEA Directive'.
Supplementary Planning Document (SPD)	A type of Local Development Document. Supplementary Planning Documents are intended to elaborate on DPD policies and proposals but do not have their statutory status.
Sustainability Appraisal (SA)	Generic term used to describe a form of assessment which considers the economic, social and environmental effects of an initiative. SA, as applied to Local Development Documents, incorporates the requirements of the SEA Directive.
Sustainability issues	The full cross-section of sustainability issues, including social, environmental and economic factors.

APPENDIX I – SA OBJECTIVES

SUSTAINABILITY OBJECTIVES	
1	To help meet the housing needs of the whole community
2	To provide the best possible environment to encourage and increase economic enterprise and employment
3	To maintain and increase confidence in the local economy and attract inward investment
4	To provide a more equitable society where the provision of the widest possible range of community, cultural, educational, health, recreation and leisure facilities are available to all sectors of the population with particular emphasis on deprived neighbourhoods
5	To reduce the need to travel whilst increasing accessibility for all
6	To encourage the use of public transport, cycling and walking
7	To help to provide a safe, efficient highway network and improve the viability of public transport
8	Reduce crime and the fear of crime
9	To enable access to the widest range possible of shopping and commercial services for the resident population
10	To protect and enhance the vitality and viability of the city, town and district centres within the conurbation and village centres in the rural area
11	Retain and enhance the species and habitats targeted for improvement in the local biodiversity action plan
12	Reduce the amount of land SSSIs classified in an 'unfavourable' condition
13	To protect, and where possible enhance, valuable natural areas and features of the landscape of North Staffordshire
14	To help to maintain distinctiveness and foster interest in and concern for the heritage of the area
15	To reduce contamination, regenerate degraded environments, maintain soil resources, air quality and minimise development on Greenfield sites

APPENDIX II – OTHER DEVELOPMENT PLAN POLICIES

This Appendix seeks to predict the social environmental and economic impacts of the saved Local Plan Policies by comparing the Local Plan Policies to which the SPD relates against the SA Objectives.

Policy IM1 ‘Provision of essential supporting infrastructure and community facilities’ of the adopted Local Plan provides the main basis for the Developer Contributions SPD. This states:

Development Control

- 9.5 The Council’s development control powers provide the main means for trying to ensure that development and other change is consistent with the objectives of the plan. Many policies in this plan are used to assess the acceptability or otherwise of planning applications for specific types of development or development in particular locations. Unless otherwise specified it is the applicant who will need to demonstrate to the satisfaction of the Council that the requirements specified in the policies are met.
- 9.6 When planning applications are submitted other supporting information may be required to assess the likely impact of the proposal to ensure that either it is acceptable or that arrangements are made to ensure its impact is acceptable. Examples of this include:
- the submission of a design statement for a significant development proposal (S15)
 - a survey of the need for affordable housing in a rural area (H12)
 - a retail impact assessment for a major retail development (R2)
 - carrying out a transport assessment (perhaps including a Green Travel Plan) (T14)
 - Newcastle under Lyme Local Plan 2011 – Adopted October 2003
 - carrying out a nature conservation survey (N2) or
 - carrying out an archaeological assessment (B3).
- 9.7 Planning permissions may contain conditions which control particular uses and their location and the size, form and appearance of development and planning conditions will normally be used to control the layout, form and design of development within the boundaries of the site.
- 9.8 However in some cases the Council may resolve to grant planning permission subject to the imposition of a planning obligation under section 106 of the 1990 Town and Country Planning Act. This is normally in the form of a legal agreement between the developer and the Borough Council and other relevant providers of public services or facilities to which the agreement relates. Alternatively the developer may make a unilateral undertaking. Planning obligations must be “necessary, relevant to planning, directly related to the proposed development, fairly and reasonably related in scale and kind to the proposed development and reasonable in all other respects” (Circular 1/97 Annex B). The circumstances when planning obligations may be used include meeting or contributing to the cost of:
- the provision of affordable housing (H11)
 - improving routes and facilities for pedestrians and cyclists (T6)
 - improving services and facilities for bus users (T8)
 - providing infrastructure such as new road access or improved junctions (T14)+(T2)
 - providing open space and recreation facilities in association with new housing (C4)
 - offsetting the impact on a resource present on the site, such as woodland or wetland, by works or replacement (N3)
 - improving or providing necessary community facilities e.g. education and recreation (IM1)
- 9.9 In some cases developers will be required to pay a commuted sum for the ongoing maintenance of facilities. This applies to the provision of CCTV equipment in the town centre (R5 and R6), the provision of bus services (T8) and the provision of public open space (C4)
- 9.10 For Policies R5 and R6 the developer commuted sum will be based on the size or capacity of the pub,

	bar or night-club proposal in relation to the total capacity of similar establishments within the town centre. The commuted sum will be based on the costs for the monitoring and maintenance of CCTV equipment in the town centre over a 15-year period.
9.11	For Policy T8 and in cases where new or additional bus services are required then the developer commuted sum will be based on the net cost of providing additional bus services until such services become commercially viable or for 5 years.
9.12	For Policy C4 the developer commuted sum will be based on the estimated 15 year cost of maintaining the new or upgraded area of open space which has been laid out and landscaped to the Council's satisfaction.
9.13	Where it is only appropriate to permit development subject to the provision of essential facilities or improvements to infrastructure then these concerns will be met in a planning approval either by the imposition of planning conditions or a planning obligation.
<p>Policy IM1 – Provision of essential supporting infrastructure and community facilities</p> <p>Where a development proposal would require improvements to infrastructure or essential facilities to make it acceptable then the developer will be required to carry out or contribute to the funding of appropriate works.</p>	

SA Objective	Policy IM1	
	Performance	Commentary / Explanation
1. To help meet the housing needs of the whole community	?/+	The adopted Local Plan policies IM1, H11, H12 and the Affordable Housing SPG will continue to provide the basis for the negotiation of affordable housing. This guidance is not up to date and the effects are uncertain.
2. To provide the best possible environment to encourage and increase economic enterprise and employment	0/?	Infrastructure provision can increase the attractiveness of Newcastle-under-Lyme as a business destination. However, there is no clear mechanism for influencing employment, business start-ups or inward investment through developer contributions. Local Plan Policy IM1 provides a general statement of the Councils intention to seek contributions towards improvements to infrastructure or supporting facilities.
3. To maintain and increase confidence in the local economy and attract inward investment	0/?	Infrastructure provision can increase the attractiveness of Newcastle-under-Lyme as a business destination. However, there is no clear mechanism for influencing employment, business start-ups or inward investment through developer contributions. Local Plan Policy IM1 provides a general statement of the Councils intention to seek contributions towards improvements to infrastructure or supporting facilities.

<p>4. To provide a more equitable society where the provision of the widest possible range of community, cultural, educational, health, recreation and leisure facilities are available to all sectors of the population with particular emphasis on deprived neighbourhoods</p>	<p>?/+</p>	<p>Local Plan Policy IM1 provides a general statement of the Councils intention to seek contributions towards improvements to infrastructure or supporting facilities.</p>
<p>5. To reduce the need to travel whilst increasing accessibility for all</p>	<p>0/?</p>	<p>Policy IM1 and T1 of the adopted Local Plan provide only a general statement of the Council's requirements for developer contributions towards public transport, walking and cycling.</p>
<p>6. To encourage the use of public transport, cycling and walking</p>	<p>0/?</p>	<p>Policy IM1 and T1 of the adopted Local Plan provide only a general statement of the Council's requirements for developer contributions towards public transport, walking and cycling.</p>
<p>7. To help to provide a safe, efficient highway network and improve the viability of public transport</p>	<p>0/?</p>	<p>Policy IM1 and T1 of the adopted Local Plan provide only a general statement of the Council's requirements for developer contributions towards public transport, walking and cycling.</p>
<p>8. Reduce crime and the fear of crime</p>	<p>0/?</p>	<p>Local Plan Policy IM1 provides only a general statement of the Councils intention to seek contributions towards improvements to infrastructure or supporting facilities. Qualitative evidence suggests that the Council has had limited success seeking community safety contributions to date.</p>
<p>9. To enable access to the widest range possible of shopping and commercial services for the resident population.</p>	<p>0/?</p>	<p>The policies in the adopted plan do not set out specific requirements in relation to public realm contributions. Local Plan Policy IM1 provides only a general statement of the Councils intention to seek contributions towards improvements to infrastructure or supporting facilities. Qualitative evidence suggests that the Council has had very little success seeking public realm contributions to date.</p>
<p>10. To protect and enhance the vitality and viability of the city, town and district centres within the conurbation and village centres in the rural area</p>	<p>0/?</p>	<p>The policies in the adopted plan do not set out specific requirements in relation to public realm contributions. Local Plan Policy IM1 provides only a general statement of the Councils intention to seek contributions towards improvements to infrastructure or supporting facilities. Qualitative evidence suggests that the Council has had limited success seeking public realm contributions to date.</p>
<p>11. Retain and enhance the species and habitats targeted for improvement in the local biodiversity action plan</p>	<p>0/?</p>	<p>Local Plan Policy IM1 provides only a general statement of the Councils intention to seek contributions towards improvements to infrastructure or supporting facilities.</p>
<p>12. Reduce the amount of land SSSIs classified in an 'unfavourable' condition</p>	<p>0/?</p>	<p>Local Plan Policy IM1 provides only a general statement of the Councils intention to seek contributions towards improvements to infrastructure or supporting facilities.</p>
<p>13. To protect, and where possible enhance, valuable natural areas and features of the landscape of North Staffordshire</p>	<p>0/?</p>	<p>Local Plan Policy IM1 provides only a general statement of the Councils intention to seek contributions towards improvements to infrastructure or supporting facilities.</p>
<p>14. To help to maintain distinctiveness and foster interest in and concern for the heritage of the area</p>	<p>0/?</p>	<p>Local Plan Policy IM1 provides only a general statement of the Councils intention to seek contributions towards improvements to infrastructure or supporting facilities.</p>

15. To reduce contamination, regenerate degraded environments, maintain soil resources, air quality and minimise development on Greenfield sites

0/?

Local Plan Policy IM1 provides only a general statement of the Councils intention to seek contributions towards improvements to infrastructure or supporting facilities.

APPENDIX III – ASSESSMENT OF OPTIONS

The Table below provides an assessment of the SPD options against the Sustainability Objectives. The assessment of the existing saved Policy IM1 in Appendix 2, above, therefore provides the Option 1 ‘do nothing’ comparison for the SPD.

SA Objective	Option 2 – Produce an developer contributions SPD based on negotiating each case separately with developers based on protocols procedures and standard legal agreements		Option 3 – Produce an SPD which contains specific information such as formulae and thresholds which quantify the requirements for different types of infrastructure		Preferred Option 4 – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds	
	Performance	Commentary / Explanation	Performance	Commentary / Explanation	Performance	Commentary / Explanation
1. To help meet the housing needs of the whole community	?/+	The SPD would provide a comprehensive statement of the Councils approach and protocols for securing contributions towards supporting infrastructure on a site-by-site basis. However in the absence of specific guidance in relation to affordable housing there would be no clear basis from which to start. The Affordable Housing requirements set out in the adopted Local Plan are based on out of date policies.	?/+	An Affordable Housing SPD for Newcastle-Under-Lyme is being prepared separately and will provide the evidence base and detailed requirements for affordable housing. Such an approach would provide greater certainty and transparency. However, an approach based on standards and thresholds alone would not provide the flexibility to respond to emerging policy changes or to negotiate where there are site- specific circumstances, which necessitate a non-standard approach.	+	This SPD option provides a more comprehensive statement of the nature of the contributions, which will be sought and the Councils approach to negotiating. It has the flexibility to respond to relevant existing and emerging affordable housing policy documents as well as site-specific circumstances.

SA Objective	Option 2 – Produce an developer contributions SPD based on negotiating each case separately with developers based on protocols procedures and standard legal agreements		Option 3 – Produce an SPD which contains specific information such as formulae and thresholds which quantify the requirements for different types of infrastructure		Preferred Option 4 – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds	
	Performance	Commentary / Explanation	Performance	Commentary / Explanation	Performance	Commentary / Explanation
2. To provide the best possible environment to encourage and increase economic enterprise and employment	?/+	The SPD would set out the Council's approach to seeking developer contributions. This would be beneficial insofar as it would provide greater transparency. However, basing the SPD solely on negotiating each case separately will not ensure a consistent approach.	?/+	An approach based on standards and thresholds alone would not provide the flexibility to respond to emerging policy changes or to negotiate where there are site-specific circumstances, which necessitate a non-standard approach to mitigating the impact of development or ensuring that development does not generate any significant adverse impacts.	?/+	This option provides flexibility and an opportunity to influence and help to address a range of economic issues.
3. To maintain and increase confidence in the local economy and attract inward investment	?/+	The SPD would set out the Council's approach to seeking developer contributions. This would be beneficial insofar as it would provide greater transparency. However, basing the SPD solely on negotiating each case separately will not ensure a consistent approach.	?/+	An approach based on standards and thresholds alone would not provide the flexibility to respond to emerging policy changes or to negotiate where there are site-specific circumstances, which necessitate a non-standard approach to mitigating the impact of development or ensuring that development does not generate any significant adverse impacts.	?/+	This option provides flexibility and an opportunity to influence and address a range of economic issues.

SA Objective	Option 2 – Produce an developer contributions SPD based on negotiating each case separately with developers based on protocols procedures and standard legal agreements		Option 3 – Produce an SPD which contains specific information such as formulae and thresholds which quantify the requirements for different types of infrastructure		Preferred Option 4 – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds	
	Performance	Commentary / Explanation	Performance	Commentary / Explanation	Performance	Commentary / Explanation
4. To provide a more equitable society where the provision of the widest possible range of community, cultural, educational, health, recreation and leisure facilities are available to all sectors of the population with particular emphasis on deprived neighbourhoods	+/?	The SPD would set out the Council’s approach to seeking developer contributions towards infrastructure provision. This would be beneficial insofar as it would provide greater transparency for those involved in the process of negotiation. However, without clearly stated formulae (either within the document or signposted) there would be no clear base from which start and no indication of the types or amount of contributions likely to be required. This will mean more officer time will need to be spent negotiating and lead to inconsistencies.	+/?	An approach based on standards and thresholds alone would not provide the flexibility to respond to emerging policy changes or to negotiate where there are site-specific circumstances, which necessitate a non-standard approach to mitigating the impact of development or ensuring that development does not generate any significant adverse impacts.	+	This SPD option provides a comprehensive statement of the nature of the contributions, which will be sought and the Councils approach to negotiating. It will allow developers to predict the likely costs of planning obligations and has the flexibility to respond to well as site-specific circumstances for example within the most deprived areas.

SA Objective	Option 2 – Produce an developer contributions SPD based on negotiating each case separately with developers based on protocols procedures and standard legal agreements		Option 3 – Produce an SPD which contains specific information such as formulae and thresholds which quantify the requirements for different types of infrastructure		Preferred Option 4 – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds	
	Performance	Commentary / Explanation	Performance	Commentary / Explanation	Performance	Commentary / Explanation
5. To reduce the need to travel whilst increasing accessibility for all	+/?	The SPD would set out a more comprehensive statement of the Council’s approach to seeking developer contributions. This would be beneficial insofar as it would provide greater transparency. However, basing the SPD solely on negotiating each case separately will not ensure a consistent approach and may not secure contributions towards highways or transport.	+/?	An approach based on standards and thresholds alone would not provide the flexibility to respond to emerging policy changes or to negotiate where there are site-specific circumstances, which necessitate a non-standard approach to mitigating the impact of development or ensuring that development does not generate any significant adverse impacts.	+	This option provides flexibility and an opportunity to influence and address a range transport and highways infrastructure/ issues.
6. To encourage the use of public transport, cycling and walking	+/?	The SPD would set out a more comprehensive statement of the Council’s approach to seeking developer contributions. This would be beneficial insofar as it would provide greater transparency. However, basing the SPD solely on negotiating each case separately will not ensure a consistent approach and may not secure contributions towards highways or transport.	+/?	An approach based on standards and thresholds alone would not provide the flexibility to respond to emerging policy changes or to negotiate where there are site-specific circumstances, which necessitate a non-standard approach to mitigating the impact of development or ensuring that development does not generate any significant adverse impacts.	+	This option provides flexibility and an opportunity to influence and address a range transport and highways infrastructure/ issues.

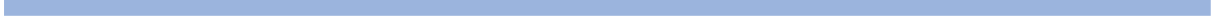
SA Objective	Option 2 – Produce an developer contributions SPD based on negotiating each case separately with developers based on protocols procedures and standard legal agreements		Option 3 – Produce an SPD which contains specific information such as formulae and thresholds which quantify the requirements for different types of infrastructure		Preferred Option 4 – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds	
	Performance	Commentary / Explanation	Performance	Commentary / Explanation	Performance	Commentary / Explanation
7. To help to provide a safe, efficient highway network and improve the viability of public transport	+/?	The SPD would set out a more comprehensive statement of the Council’s approach to seeking developer contributions. This would be beneficial insofar as it would provide greater transparency. However, basing the SPD solely on negotiating each case separately will not ensure a consistent approach and may not secure contributions towards highways or transport.	+/?	An approach based on standards and thresholds alone would not provide the flexibility to respond to emerging policy changes or to negotiate where there are site-specific circumstances, which necessitate a non-standard approach to mitigating the impact of development or ensuring that development does not generate any significant adverse impacts.	+	This option provides flexibility and an opportunity to influence and address a range transport and highways infrastructure/ issues.
8. Reduce crime and the fear of crime	+/?	The SPD would set out a more comprehensive statement of the Council’s approach to seeking developer contributions. This would be beneficial insofar as it would provide greater transparency. However, basing the SPD solely on negotiating each case separately will not ensure a consistent approach to securing contributions towards community safety.	+/?	An approach based on standards and thresholds alone would not provide the flexibility to respond to emerging policy changes or to negotiate where there are site-specific circumstances, which necessitate a non-standard approach to mitigating the impact of development or ensuring that development does not generate any significant adverse impacts.	?/+	This option provides flexibility and an opportunity to influence and address a community safety issues. However, this will be difficult to measure.

SA Objective	Option 2 – Produce an developer contributions SPD based on negotiating each case separately with developers based on protocols procedures and standard legal agreements		Option 3 – Produce an SPD which contains specific information such as formulae and thresholds which quantify the requirements for different types of infrastructure		Preferred Option 4 – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds	
	Performance	Commentary / Explanation	Performance	Commentary / Explanation	Performance	Commentary / Explanation
9. To enable access to the widest range possible of shopping and commercial services for the resident population.	0	-	0	-	0	-
10. To protect and enhance the vitality and viability of the city, town and district centres within the conurbation and village centres in the rural area	+/+	The SPD would set out a more comprehensive statement of the Council's approach to seeking developer contributions. This would be beneficial insofar as it would provide greater transparency. However, basing the SPD solely on negotiating each case separately will not necessarily ensure a consistent approach towards securing contributions for town centre public realm improvements.	+/+	An approach based on standards and thresholds alone would not provide the flexibility to respond to emerging policy changes or to negotiate where there are site-specific circumstances, which necessitate a non-standard approach to mitigating the impact of development or ensuring that development does not generate any significant adverse impacts.	+	This option provides flexibility and an opportunity to provide a more comprehensive statement of the Council's intention to seek developer contributions towards public realm improvements in the town and district centres and particularly where there are approved strategies in place. This will assist in maintaining the viability and vitality of the town centres.

SA Objective	Option 2 – Produce an developer contributions SPD based on negotiating each case separately with developers based on protocols procedures and standard legal agreements		Option 3 – Produce an SPD which contains specific information such as formulae and thresholds which quantify the requirements for different types of infrastructure		Preferred Option 4 – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds	
	Performance	Commentary / Explanation	Performance	Commentary / Explanation	Performance	Commentary / Explanation
11. Retain and enhance the species and habitats targeted for improvement in the local biodiversity action plan	?/+	The SPD would set out a more comprehensive statement of the Council’s approach to seeking developer contributions. This would be beneficial insofar as it would provide greater transparency. However, basing the SPD solely on negotiating each case separately will not ensure a consistent approach.	0	It is anticipated that there will only be exceptional circumstances where developer contributions would impact on such habitats. An approach based on standards and thresholds alone would not provide the flexibility to respond to these exceptional circumstances.	+	Species and habitats will generally be protected from adverse impact. It is anticipated that there will only be exceptional circumstances where developer contributions would impact on such habitats. This option provides flexibility and an opportunity to influence and secure these as appropriate.
12. Reduce the amount of land SSSIs classified in an ‘unfavourable’ condition	?/+	The SPD would set out a more comprehensive statement of the Council’s approach to seeking developer contributions. This would be beneficial insofar as it would provide greater transparency. However, basing the SPD solely on negotiating each case separately will not ensure a consistent approach.	0	It is anticipated that there will only be exceptional circumstances where developer contributions would impact on such habitats. An approach based on standards and thresholds alone would not provide the flexibility to respond to these exceptional circumstances.	+	Species and habitats will generally be protected from adverse impact. It is anticipated that there will only be exceptional circumstances where developer contributions would impact on such habitats. This option provides flexibility and an opportunity to influence and secure these as appropriate.

SA Objective	Option 2 – Produce an developer contributions SPD based on negotiating each case separately with developers based on protocols procedures and standard legal agreements		Option 3 – Produce an SPD which contains specific information such as formulae and thresholds which quantify the requirements for different types of infrastructure		Preferred Option 4 – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds	
	Performance	Commentary / Explanation	Performance	Commentary / Explanation	Performance	Commentary / Explanation
13. To protect, and where possible enhance, valuable natural areas and features of the landscape of North Staffordshire	?/+	The SPD would set out a more comprehensive statement of the Council’s approach to seeking developer contributions. This would be beneficial insofar as it would provide greater transparency. However, basing the SPD solely on negotiating each case separately will not ensure a consistent approach.	0	It is anticipated that there will only be exceptional circumstances where developer contributions would impact on natural areas and landscape features. An approach based on standards and thresholds alone would not provide the flexibility to respond to these exceptional circumstances.	+	Valued natural areas and landscape features will generally be protected from adverse impact. It is anticipated that there will only be exceptional circumstances where developer contributions would impact on such areas. This option provides flexibility and an opportunity to influence and secure these as appropriate.
14. To help to maintain distinctiveness and foster interest in and concern for the heritage of the area	?/+	The SPD would set out a more comprehensive statement of the Council’s approach to seeking developer contributions. This would be beneficial insofar as it would provide greater transparency. However, basing the SPD solely on negotiating each case separately will not ensure a consistent approach.	0	An approach based on standards and thresholds alone would not provide the flexibility to respond to site- specific circumstances.	+	This option provides flexibility and an opportunity to influence and address a range measures to mitigate the impact of development.

SA Objective	Option 2 – Produce an developer contributions SPD based on negotiating each case separately with developers based on protocols procedures and standard legal agreements		Option 3 – Produce an SPD which contains specific information such as formulae and thresholds which quantify the requirements for different types of infrastructure		Preferred Option 4 – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds	
	Performance	Commentary / Explanation	Performance	Commentary / Explanation	Performance	Commentary / Explanation
15. To reduce contamination, regenerate degraded environments, maintain soil resources, air quality and minimise development on Greenfield sites	+/+	The SPD would set out a more comprehensive statement of the Council’s approach to seeking developer contributions. This would be beneficial insofar as it would provide greater transparency. However, basing the SPD solely on negotiating each case separately will not ensure a consistent approach.	0	An approach based on standards and thresholds alone would not provide the flexibility to respond to site-specific circumstances.	+	This option provides flexibility and an opportunity to influence and address a range measures to mitigate the impact of development on the environment and to respond to the emerging policy on Climate Change.



APPENDIX IV – PREDICTING THE EFFECTS OF THE PREFERRED OPTION

Preferred Option – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds								
SA Objective	Temporal Effects			Geographical Scale: Urban/Rural	Likelihood of impact H - High M - Medium L - Low	Temporary or Permanent Impact	Comments	Mitigation / Recommendations
	Short 2007	Medium (2012)	Long (2017)					
1. To help meet the housing needs of the whole community	?/+	+	+	Urban/Rural	M	P		
2. To provide the best possible environment to encourage and increase economic enterprise and employment	0	?/+	?/+	Urban/Rural	M	P		
3. To maintain and increase confidence in the local economy and attract inward investment	?/+	?/+	?/+	Urban/Rural	M	P		
4. To provide a more equitable society where	+	+	+	Urban/Rural	M/H	P		

Preferred Option – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds

SA Objective	Temporal Effects			Geographical Scale: Urban/Rural	Likelihood of impact H - High M - Medium L - Low	Temporary or Permanent Impact	Comments	Mitigation / Recommendations
	Short 2007	Medium (2012)	Long (2017)					
the provision of the widest possible range of community, cultural, educational, health, recreation and leisure facilities are available to all sectors of the population with particular emphasis on deprived neighbourhoods								
5. To reduce the need to travel whilst increasing accessibility for all	?	+	+	Urban	M	P		
6. To encourage the use of public transport, cycling and walking	?	+	+	Urban/Rural	L-M	P		

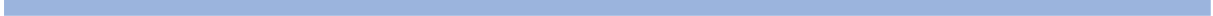
Preferred Option – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds

SA Objective	Temporal Effects			Geographical Scale: Urban/Rural	Likelihood of impact H - High M - Medium L - Low	Temporary or Permanent Impact	Comments	Mitigation / Recommendations
	Short 2007	Medium (2012)	Long (2017)					
7. To help to provide a safe, efficient highway network and improve the viability of public transport	?	+	+	Urban/Rural	L-M	P		
8. Reduce crime and the fear of crime	?/+	?/+	?/+	Urban/Rural	L	T	Subject to proposals for developer contributions towards policing which are being considered separately.	
9. To enable access to the widest range possible of shopping and commercial services for the resident population.	0	0	0	-	-	-	-	-

Preferred Option – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds								
SA Objective	Temporal Effects			Geographical Scale: Urban/Rural	Likelihood of impact H - High M - Medium L - Low	Temporary or Permanent Impact	Comments	Mitigation / Recommendations
	Short 2007	Medium (2012)	Long (2017)					
10. To protect and enhance the vitality and viability of the city, town and district centres within the conurbation and village centres in the rural area	?/+	?/+	+	Centre in Question	L-M	P		
11. Retain and enhance the species and habitats targeted for improvement in the local biodiversity action plan	?/+	+	+	Urban/Rural	M	P		
12. Reduce the amount of land SSSIs classified in an 'unfavourable' condition	?/+	+	+	Rural	M	P		
13. To protect, and where possible	?/+	+	+	Rural	M	P		

Preferred Option – Produce an SPD which includes a combination of both negotiation (including protocols and procedure) and either includes or signposts to relevant standards, formulas and thresholds

SA Objective	Temporal Effects			Geographical Scale: Urban/Rural	Likelihood of impact H - High M - Medium L - Low	Temporary or Permanent Impact	Comments	Mitigation / Recommendations
	Short 2007	Medium (2012)	Long (2017)					
enhance, valuable natural areas and features of the landscape of North Staffordshire								
14. To help to maintain distinctiveness and foster interest in and concern for the heritage of the area	+	+	?	Urban/Rural				
15. To reduce contamination, regenerate degraded environments, maintain soil resources, air quality and minimise development on Greenfield sites	?	+	+	Urban	M	P		



APPENDIX V – DEFINITIONS

The SA guidance provides definitions for what is meant by the terms ‘secondary’, ‘cumulative’ and ‘synergistic’:

“Secondary or Indirect effects are effects that are not a direct result of the SPD, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments.

Cumulative effects arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the SPD (e.g. noise, dust and visual) have a combined effect.

Synergistic effects interact to produce a total effect greater than the sum of the individual effects. Significant synergistic effects often occur as habitats, resources or human communities get close to capacity. For example, a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the areas too small to support the species at all. On the other hand, beneficial synergistic effects may occur when a series of major transport, housing and employment developments in a sub-region, each with their own effects, collectively reach a critical threshold so that both the developments as a whole and the community benefiting from them become more sustainable.

The terms are not mutually exclusive. Often the term ‘cumulative effects’ is taken to include secondary and synergistic effects”.

APPENDIX VI – QUALITY ASSURANCE CHECKLIST

Quality assurance is an important element of the appraisal exercise. It helps to ensure that the requirements of the SEA Directive are met, and show how effectively the appraisal has integrated sustainability considerations into the plan-making process.

Guidance checklist	Section	Carried out by	When
Objectives and context			
<ul style="list-style-type: none"> The plan's purpose and objectives are made clear. 	Scoping Report Addendum & Chapter 2	Scott Wilson	
<ul style="list-style-type: none"> Sustainability issues, including international and EC objectives, are considered in developing objectives and targets. 	Scoping Report Addendum	Scott Wilson	
<ul style="list-style-type: none"> SA objectives are clearly set out and linked to indicators and targets where appropriate. 	Scoping Report Addendum & Appendix 1	Scott Wilson	
<ul style="list-style-type: none"> Links with other related plans, programmes and policies are identified and explained. 	Scoping Report Addendum	Scott Wilson	
<ul style="list-style-type: none"> Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described. 	Section 2.1	Scott Wilson	
Scoping			
<ul style="list-style-type: none"> The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report. 	Scoping Report Addendum	Scott Wilson	
<ul style="list-style-type: none"> The appraisal focuses on significant issues. 	Chapter 3	Scott Wilson	
<ul style="list-style-type: none"> Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit. 	Chapter 4	Scott Wilson	
<ul style="list-style-type: none"> Reasons are given for eliminating issues from further consideration. 	Scoping Report addendum and Chapter 2	Scott Wilson	
Options/Alternatives			
<ul style="list-style-type: none"> Realistic alternatives are considered for key issues, and the reasons for choosing them are documented. 	Chapter 3	Scott Wilson	
<ul style="list-style-type: none"> Alternatives include 'do nothing' and/or 'business as usual' scenarios wherever relevant 	Chapter 3	Scott Wilson	
<ul style="list-style-type: none"> The sustainability effects (both adverse and beneficial) of each alternative are identified and compared 	Chapter 3	Scott Wilson	

<ul style="list-style-type: none"> Inconsistencies between the alternatives and other relevant plans, programmes or policies are identified and explained. 	Chapter 3	Scott Wilson	
<ul style="list-style-type: none"> Reasons are given for selection or elimination of alternatives. 	Chapter 3	Scott Wilson	
Baseline information			
<ul style="list-style-type: none"> Relevant aspects of the current state of the environment and their likely evolution without the plan are described. 	Scoping Report Addendum	Scott Wilson	
<ul style="list-style-type: none"> Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable. 	Scoping Report Addendum	Scott Wilson	
<ul style="list-style-type: none"> Difficulties such as deficiencies in information or methods are explained. 	Scoping Report Addendum & Chapter 4	Scott Wilson	
Prediction and evaluation of likely significant effects			
<ul style="list-style-type: none"> Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant. 	Chapter 3	Scott Wilson	
<ul style="list-style-type: none"> Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed. 	Chapter 3	Scott Wilson	
<ul style="list-style-type: none"> Likely secondary, cumulative and synergistic effects are identified where practicable. 	Chapter 3	Scott Wilson	
<ul style="list-style-type: none"> Inter-relationships between effects are considered where practicable. 	Chapter 3	Scott Wilson	
<ul style="list-style-type: none"> Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds. 	Chapter 3	Scott Wilson	
<ul style="list-style-type: none"> Methods used to evaluate the effects are described. 	Chapter 2	Scott Wilson	
Mitigation measures			
<ul style="list-style-type: none"> Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated. 	Chapter 4	Scott Wilson	
<ul style="list-style-type: none"> Issues to be taken into account in development consents are identified. 	NA	Scott Wilson	
The Sustainability Appraisal Report			
<ul style="list-style-type: none"> Is clear and concise in its layout and presentation. 	This report	Scott Wilson	

<ul style="list-style-type: none"> • Uses simple, clear language and avoids or explains technical terms. 	This report	Scott Wilson	
<ul style="list-style-type: none"> • Uses maps and other illustrations where appropriate. 	Scoping Report Addendum & this report	Scott Wilson	
<ul style="list-style-type: none"> • Explains the methodology used. 	Chapter 3	Scott Wilson	
<ul style="list-style-type: none"> • Explains who was consulted and what methods of consultation were used. 	Scoping Report Addendum & Chapter 4	Scott Wilson	
<ul style="list-style-type: none"> • Identifies sources of information, including expert judgement and matters of opinion. 	Chapter 3	Scott Wilson	
<ul style="list-style-type: none"> • Contains a non-technical summary. 	Chapter 1	Scott Wilson	
Consultation			
<ul style="list-style-type: none"> • The SA is consulted on as an integral part of the plan-making process. 	Scoping Report Addendum & this report	Scott Wilson, NUL	
<ul style="list-style-type: none"> • The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report. 	Scoping Report Addendum & this report	Scott Wilson, NUL	
Decision-making and information on the decision			
<ul style="list-style-type: none"> • The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan. 	Forthcoming		
<ul style="list-style-type: none"> • An explanation is given of how they have been taken into account. 	Forthcoming		
<ul style="list-style-type: none"> • Reasons are given for choices in the adopted plan, in the light of other reasonable options considered. 	Forthcoming		
Monitoring measures			
<ul style="list-style-type: none"> • Measures proposed for monitoring are clear, practicable and linked to the indicators and objectives used in the SA. 	Chapter 4		
<ul style="list-style-type: none"> • Monitoring is used, where appropriate, during implementation of the plan to make good deficiencies in baseline information in the SA. 	Forthcoming		
<ul style="list-style-type: none"> • Monitoring enables unforeseen adverse effects to be identified at an early stage (These effects may include predictions which prove to be incorrect.) 	Forthcoming		
<ul style="list-style-type: none"> • Proposals are made for action in response to significant adverse effects. 	NA		