

**Sustainability Appraisal of
Developer Contributions Supplementary Planning Document
Appendices**

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Annex II of Strategic Environmental Assessment Directive

Criteria for determining the likely significance of effects referred to in article 3(5)

- 1 The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,
 - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).
- 2 Characteristics of the effects and of the area likely to be affected, having regard, in particular, to
 - the probability, duration, frequency and reversibility of the effects,
 - the cumulative nature of the effects,
 - the trans-boundary nature of the effects,
 - the risks to human health or the environment (e.g. due to accidents),
 - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
 - the value and vulnerability of the area likely to be affected due to:
 - special natural characteristics or cultural heritage,
 - exceeded environmental quality standards or limit values,
 - intensive land-use,
 - the effects on areas or landscapes which have a recognised national, community or international protection status.

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Other Plans and Programmes Influencing the Developer Contributions SPD

Appendix 2

Title of Plan, Programme or Document	Summary of Key Objective	Implications for SPD
EUROPEAN LEGISLATION		
<p>EC Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.</p> <p>Author: European Union Publication Date: June 2001</p>	<p>To provide a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes, with a view to promoting sustainable development.</p>	<p>This SPD must be screened to assess whether there are 'significant environmental effects' within the terms of the Directive; and, consequently, whether a formal Strategic Environmental Assessment (SEA) is required, in addition to the Sustainability Appraisal required under English law. <i>See Introduction to this document.</i></p>
<p>EU Landfill Directive (1999)</p>	<p>To ensure high standards for disposal of waste within the EU, to stimulate recycling and recovery of waste and to reduce emissions of methane.</p>	<p>The Waste and Recycling element of the SPD will assist in stimulating recycling.</p>
NATIONAL PLANNING LEGISLATION/GUIDANCE		
<p>Securing the Future – UK Government Sustainable Development Strategy (March)</p> <p>Author: UK Government Publication Date: 2005</p>	<p>The goal of sustainable development is to enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations.</p> <p>For the UK Government and Devolved Administrations, that goal will be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment; and a just society that promotes social inclusion, sustainable communities and personal wellbeing. This will be done in ways that protect and enhance the environment and use resources as</p>	<p>Indicates the national context for sustainable development.</p>

Other Plans and Programmes Influencing the Developer Contributions SPD

Appendix 2

Title of Plan, Programme or Document	Summary of Key Objective	Implications for SPD
	efficiently as possible.	
Planning and Compulsory Purchase Act (September 2004). Author: UK Government Publication Date: July 2005	Basis in law for the production of Local Development Documents within Local Development Framework and the production of associated Sustainability Appraisals.	SPD must conform to legislative requirements.
ODPM Circular 05/2005 Planning Obligations Author: Office of Deputy Prime Minister Publication Date: July 2005	Revised guidance on the use of planning obligations under Section 106 of the Town and Country Planning Act 1991.	The procedures set out in the SPD for seeking developer contributions using Section 106 will need to conform with the circular guidance.
DoE Circular 11/95 The Use of Conditions in Planning Permissions Author: Secretary of State for the Environment Publication Date: July 2005	To provide guidance on the appropriate use of planning conditions.	Planning conditions may be one method of requiring developer contributions

Other Plans and Programmes Influencing the Developer Contributions SPD

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<p>ODPM Circular 06/98</p> <p>Author: Office of Deputy Prime Minister Publication Date: 1998</p>	<p>It aims to provide a clearer framework for preparing plan policies, and practical advice to local planning authorities on how they should encourage the supply of affordable housing in appropriate circumstances through negotiation with developers and others.</p>	<p>The affordable housing SPD should reflect the guidance in this circular.</p>
<p>PPS1: Delivering Sustainable Development</p> <p>Author: Office of Deputy Prime Minister Publication Date: February 2005</p>	<p>In attempting to deliver sustainable development, amongst other matters, Development Plans should promote:</p> <ul style="list-style-type: none"> • urban and rural regeneration to improve the wellbeing of communities, improve facilities, promote high quality and safe development and create new opportunities for the people living in those communities. • Communities which are inclusive, healthy, safe and crime free, whilst respecting the diverse needs of communities and the special needs of particular sectors of the community. • Reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development. 	<p>The provisions within the SPD should help meet these aims.</p>

Other Plans and Programmes Influencing the Developer Contributions SPD

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Title of Plan, Programme or Document	Summary of Key Objective	Implications for SPD
<p>PPG3 Housing</p> <p>Author: Department of Transport, Local Government and the Regions Publication Date: March 2002</p>	<p>The Government believes that it is important to help create mixed and inclusive communities which offer a choice of housing and lifestyle.</p> <p>A communities need for a mix of house types, including affordable housing, is a material planning consideration which should be taken into account in formulating development plan policies and in deciding planning applications involving housing. Where there is a demonstrable lack of affordable housing to meet local needs – as assessed by up-to-date surveys and other information – local plans and UDPs should include a policy for seeking affordable housing in suitable housing developments.</p>	<p>The affordable housing element of the SPD will assist in achieving the objectives for affordable housing as set out in PPG3.</p>
<p>PPS3 Housing - Consultation Draft</p> <p>Author: Office of the Deputy Prime Minister Publication Date: December 2005</p>	<p>Builds on the policies of PPG3 with the objectives of:</p> <ul style="list-style-type: none"> a) ensuring that a wide choice of housing types is available for both affordable and market housing; b) delivering a better balance between housing demand and supply in every market and to improve affordability where necessary; c) creating sustainable, inclusive, mixed communities in all areas. 	<p>Sets out the Government's latest thinking on provision of affordable housing.</p>
<p>PPG4 Industrial and Commercial Development and Small firms</p> <p>Author: Department of the Environment Publication Date: November 1992</p>	<p>To encourage continued economic development in a way which is compatible with its stated environmental objectives.</p>	<p>Developer contributions towards skills training will ensure economic development is sustainable in a more contemporary wider context than simply environment.</p>

Other Plans and Programmes Influencing the Developer Contributions SPD

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Title of Plan, Programme or Document	Summary of Key Objective	Implications for SPD
<p>PPS6 Planning for Town Centres</p> <p>Author: Office of the Deputy Prime Minister Publication Date: 2005</p>	<p>Enhancing consumer choice by making provision for a range of shopping, leisure local services, which allow genuine choice to meet the needs of the entire community, and particularly socially-excluded groups;</p> <p>Improving accessibility, ensuring that existing or new development is, or will be, accessible and well-served by a choice of means of transport.</p>	<p>The Developer Contributions SPD may assist in maintaining or improving accessibility to retail facilities.</p>
<p>PPS7 Sustainable Development in Rural Areas</p> <p>Author: Deputy Prime Minister's Office Publication Date: 2004</p>	<p>To raise the quality of life and the environment in rural areas through the promotion of :</p> <ul style="list-style-type: none"> - thriving, inclusive and sustainable rural communities, ensuring people have decent places to live by improving the quality of local environments and neighbourhoods; - sustainable economic growth and diversification; - good quality, sustainable development that respects and, where possible, enhances local distinctiveness and the intrinsic qualities of the countryside; and - continued protection for our most valued landscapes and environmental resources. 	<p>The Developer Contributions SDP will assist the implementation of planning policies aimed at fulfilling this objective.</p>
<p>PPS9 Biodiversity & Geological Conservation (Consultation Draft)</p> <p>Author: Deputy Prime Minister's Office Publication Date: 2005</p>	<p>Planning decisions should take account of biodiversity and geological conservation interests and, where possible, build them into design. Harm to such interests should only be allowed where there are no less harmful options and adequate mitigation,</p>	<p>Open space contributions will seek to maintain, enhance or add to biodiversity, where appropriate.</p>

Other Plans and Programmes Influencing the Developer Contributions SPD

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Title of Plan, Programme or Document	Summary of Key Objective	Implications for SPD
<p>PPS10 Planning for Sustainable Waste Management</p> <p>Author: Deputy Prime Minister's Office Publication Date: July 2005</p>	<p>Provides guidance on considering waste as a resource and minimising the need for disposal facilities.</p>	<p>The guidance's proposals for waste treatment encourages recycling to minimise the need for disposal.</p>
<p>PPS12 Local Development Frameworks and companion guide 'Creating Local Development Frameworks'.</p> <p>Author: Deputy Prime Minister's Office Publication Date: 2005</p>	<p>The main objectives are to ensure effective public participation, to have a robust evidence base for all planning documents and to undertake sustainability appraisals for all documents to ensure the best option.</p>	<p>Community involvement and consultation will be an integral part of preparing the SPD which will be prepared in accordance with PPG12 guidance.</p>
<p>PPG13 Transport</p> <p>Author: Department of Environment/ Department of Transport Publication Date: March 1994</p>	<ul style="list-style-type: none"> • Promote more sustainable transport choices for both people and for moving freight; • Promote accessibility to jobs, shopping, leisure facilities and services by public transport, walking and cycling, and • Reduce the need to travel, especially by car. 	<p>The transport/highways section of the SPD, particularly will contribute to achieving these objectives.</p>
<p>PPG15 Planning and the Historic Environment</p> <p>Author: Department of the Environment/ Department of National Heritage Publication Date: September 1994</p>	<p>To provide effective protection for all aspects of the historic environment</p>	<p>Developer contributions, particularly towards public realm objectives, could assist in protecting and enhancing the historic environment.</p>
<p>PPG17 Open Space, Sport and Recreation and companion guide 'Assessing Needs and Opportunities'</p> <p>Author: Department of Environment</p>	<p>To develop well designed and implemented planning policies for open space, sport and recreation in order to meet the wider objectives of an urban renaissance, social inclusion and community cohesion, health and well-being and</p>	<p>Developer contributions can be used as a means to remedy deficiencies in the quantity and quality of open space.</p>

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Title of Plan, Programme or Document	Summary of Key Objective	Implications for SPD
Publication Date: July 2002	sustainable development.	

Other Plans and Programmes Influencing the Developer Contributions SPD

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Title of Plan, Programme or Document	Summary of Key Objective	Implications for SPD
<p>PPG25 Flood Risk</p> <p>Author: Department of Transport, Local Government and the Regions Publication Date: July 2001</p>	<p>Aims to strengthen the links between land-use planning, land management and the Building Regulations with a view to reducing the vulnerability of the country to the dangers and damage caused by unmanaged floods</p>	<p>The drainage element of the SPD will assist in reducing the possibility of flooding.</p>
<p>PPS25 Development and Flood Risk - Consultation Draft</p> <p>Author: Office of the Deputy Prime Minister Publication Date: December 2005</p>	<p>The PPS aims to encourage authorities to:</p> <ul style="list-style-type: none"> i) Frame policies for the location of development which avoid flood risk and manage any residual risk. ii) Reduce flood risk to and from new development through the location, layout and design, including the application of a sustainable approach to drainage. iii) Only permit development in areas of flood risk when there are no suitable alternative sites in areas of lower flood risk and the benefits of the development outweigh the risk from flooding. 	<p>The Draft PPS is supportive of minimising flooding through managing drainage and particularly through a sustainable approach to drainage (e.g. Sustainable Drainage Systems SUDS)</p>
REGIONAL DOCUMENTS		
<p>Selective Review of RPG12</p> <p>Author: Yorkshire and Humber Assembly Publication Date: December 2004</p>	<p>Four central objectives of sustainable development for the Region are:</p> <ul style="list-style-type: none"> • Maintenance of high and stable levels of economic growth and employment. • Social progress which recognises the needs of everyone. • Effective protection of the environment • Prudent use of natural resources. 	<p>The provisions of the SPD will contribute to all these objectives. Individual topics will have impacts on differing objectives. <i>See Table 2 for an indication of potential impacts on more specific but compatible objectives.</i></p>
<p>Regional Economic Strategy 2006 – 2015</p>	<p>The strategy quotes Sustainable Development as</p>	<p>The Economic Development Training element of the</p>

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Title of Plan, Programme or Document	Summary of Key Objective	Implications for SPD
(Consultation Draft) Author: Yorkshire and Humberside Regional Assembly Publication Date: December 2004	one of three cross cutting themes. Objective 3 of the strategy emphasises 'Skilled people – with talents that employers value and which offer due reward.	SPD should contribute directly towards Objective 3.
Yorkshire and Humber Regional Sustainable Development Framework Update 2003 – 2005 Author: Yorkshire and Humber Assembly Publication Date: July 2003	To provide a regional sustainability framework.	The document provides a valuable framework to assist in integrating sustainability issues into policy and decision making at the regional level and below.
COUNTY LEVEL DOCUMENTS		
North Yorkshire Local Transport Plan 2006 – 2011 Author: North Yorkshire County Council, Publication Date: 2005	Sets out the strategies and policies for transport delivery over the period 2005 – 2011.	Policies in the SDP should help to reduce the use of the private car and support alternative modes.
North Yorkshire Local Transport Plan Strategic Environmental Assessment Report Author: North Yorkshire County Council, Publication Date: 2005	Provide a high level of protection for the environment with a view to promoting sustainable development	Sets out the environmental objectives for transport developments
North Yorkshire Second Draft School Organisation Plan 2004 -2009 Author: North Yorkshire County Council, Publication Date: 2004	To raise standards of education through life and to do so inclusively	Developer contributions towards education facilities will be expected to contribute to the implementation of the Plan.
North Yorkshire Adult Learning Plan 2003f -	<ul style="list-style-type: none"> • To make learning demand led so that it better 	Developer contributions towards skills training will

Other Plans and Programmes Influencing the Developer Contributions SPD

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Title of Plan, Programme or Document	Summary of Key Objective	Implications for SPD
<p>2006</p> <p>Author: North Yorkshire County Council, Publication Date: 2003</p>	<p>meets the needs of employers and adults;</p> <ul style="list-style-type: none"> • Improve the skills for life of those living and working in North Yorkshire • Address sector skills shortages • Improve the skills of the public sector workforce 	<p>be expected to contribute to this Plan</p>
<p>North Yorkshire Cycling Strategy</p> <p>Author: North Yorkshire County Council, Publication Date: 1999</p>	<p>To maximise the role of cycling as a transport mode in order to reduce the use of private cars both for utility and recreational purposes.</p>	<p>Developer contributions towards cycle routes and facilities will assist the implementation of this strategy</p>
<p>North Yorkshire Community Strategy 2005 – 2008</p> <p>Author: North Yorkshire Strategic Partnership Publication Date: 2005</p>	<ul style="list-style-type: none"> • Secure a thriving economy; • Provide everyone with the opportunity to develop to their full potential; • Help people in need; • Promote socially inclusive, safe and sustainable communities; • Take care of our heritage , landscape and environment; • Ensure that people’s needs for access to jobs and services of all kinds are met as effectively as possible; and • Plan for emergencies and cope with their aftermath 	<p>Developer contributions will be expected to contribute to these objectives.</p>

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Title of Plan, Programme or Document	Summary of Key Objective	Implications for SPD
DISTRICT LEVEL DOCUMENTS		
<p>Selby District Council Corporate Plan 2005 – 06</p> <p>Author: Selby District Council Publication Date: April 2005</p>	<p>To enable our customers to access Council services at a time, place and method which is most convenient to them.</p> <p>To reduce the level of concern in the community about anti-social behaviour.</p> <p>To improve the quality of sport, leisure and arts and culture provision for young people throughout the District including the delivery of young people’s own needs.</p> <p>To meet the public’s expectation for increased recycling services, the Government’s and local targets and contribute to diversification within the rural economy.</p> <p>Regenerating the three market towns by</p> <ul style="list-style-type: none"> • Improving the physical, natural and spatial environment where socio-economic activities take place. • Increasing engagement with communities • Empowering and capacity building within local communities • Development of skills. <p>Increasing affordable housing provision throughout the District.</p>	<p>Developer contributions will help maintain and enhance Council services.</p> <p>In problem areas developer contributions could assist in providing equipment and services to create a safer environment.</p> <p>The recreation open space element of the SPD, particularly, will assist the achievement of this objective.</p> <p>The waste management and recycling element of this SPD will be particular pertinent.</p> <p>In assisting the provision of community facilities and open space the SPD will contribute significantly to this objective.</p> <p>The economic development element of this SPD will contribute to development of skills.</p> <p>The affordable housing element of this SPD is vital to this objective.</p>

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Title of Plan, Programme or Document	Summary of Key Objective	Implications for SPD
<p>Selby District Local Plan</p> <p>Author: Selby District Council Date of Publication: February 2005</p>	<p>The Plan aims to promote sustainable development; to protect and enhance environmental quality; and plan for contemporary patterns of development.</p> <p>The main enabling policy in the Plan for developer contributions is Policy CS6 although other specific topic policies have relevance to various elements of the SPD.</p> <p>e.g. ENV1 Waste Recycling facilities. RT2 Recreation Open Space H4 Affordable Housing</p>	<p>The SPD aims to assist implementation of Policies RT2, and H4 and in other respects assist in meeting the aims of the Plan through the developer contributions policy CS6.</p>
<p>Selby District Local Development Scheme</p> <p>Author: Selby District Council Publication Date: April 2005</p>	<p>To set out the Council's programme for replacing certain policies (with LDDs) over the next three years.</p>	<p>The Developer Contributions SPD is the first of the LDDs to be produced.</p>
<p>Recreation Open Space Supplementary Planning Guidance</p> <p>Author: Selby District Council Publication Date: December 2001</p>	<p>To set out and explain the Council's requirements for the provision of recreation open space established in Policy RT2 of the Selby District Local Plan</p>	<p>This document provides the basis for the recreation open space contributions guidance within the SPD</p>

Other Plans and Programmes Influencing the Developer Contributions SPD

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Title of Plan, Programme or Document	Summary of Key Objective	Implications for SPD
<p>Provision of Recycling Facilities in New Developments - Interim Guidance</p> <p>Author: Selby District Council Date of Publication: February 2005</p>	<p>To ensure that adequate provision is designed into all new dwellings and building conversions to housing units for waste storage, separation of recyclables and access for collection.</p> <p>To set out the mechanism for obtaining developer contributions on schemes of 4 or new residential units towards the extension of the refuse collection and recycling programme and provide kerb-side recycling to those new units.</p>	<p>The Interim Guidance will be included into the more formal SPD with only minor amendments.</p>
<p>Selby District Housing Needs Study</p>	<p>An assessment of housing needs within the District</p>	<p>The study highlights the need to provide affordable housing at higher rates than hitherto in order to meet the levels of need identified.</p>
<p>Selby District Interim Affordable Housing Policy - Policy and Resources Committee Adopted June 2005</p>	<p>Sets out latest policy with regard to obtaining developer contributions towards affordable housing.</p>	<p>Likely to form the basis of the guidance to be included in the SPD.</p>
<p>Selby strategic Flood Risk Assessment Author:Bullen Consultants</p>	<p>Assesses flood risk in the Selby and Barlby areas.</p> <p>Sets out Guidelines for managing flood risk</p>	<p>Relevant to implementation of drainage schemes.</p>

Appendix 3(i)

Schedule of Responses to Consultation on Scoping Report

Responses were received from the following organisations and are outlined in the schedule below:

- North Yorkshire County Council - Education Services
- Government Office for Yorkshire and the Humber
- English Heritage
- The Countryside Agency
- Environment Agency
- North Yorkshire County Council - Environmental Services
- Sport England

Selby District Local Development Framework
 Appendices to Sustainability Appraisal of
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Appendix 3 (i)

Section/Paragraph	Organisation/Individual	Issues Raised	Officer Comments on Issues Raised
Para. 1.7 Paras. 3.24 – 3.28 Par 6.2	North Yorkshire CC – Education Service	9.1 To the lay reader, the assessment that a Strategic Environmental Assessment of the SPD is not necessary, seems reasonable. 9.2 The comments made above, about linked/co-located services are again appropriate. 9.3 Answers to the five questions posed in the Scoping Report: 1. Not aware of any appropriate to education. 2. The District Council is well used to receiving information from NYCC relating to developer contributions for educational facilities. 3. Not aware of any. 4. The indicator for Objective 1 seems inappropriate in that there is no direct correlation between the amount of developer contributions for educational facilities and the adequacy and appropriateness of the facilities, in that contributions rarely cover all the costs of provision, in some cases the proportion is small. So simply to assess the amount of contributions brought in would not be an indicator demonstrating the success of the policy. 5. Yes.	Noted. Noted. Noted.
	Government Office for Yorkshire and the Humber	10.1 Note that the Council have adopted an independent approach to the development of	Noted. This SPD is not a Development Plan Document and thus the degree of formality required (as set out in

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Appendix 3 (i)

Section/Paragraph	Organisation/Individual	Issues Raised	Officer Comments on Issues Raised
		<p>sustainability objectives, rather than use those in the Yorkshire and Humberside Sustainable Development Framework. Nor is this document mentioned in Appendix 3 of the Scoping Report. LDF documents to which sustainability appraisal will be applied should be in conformity with the RSS and the Council will need to ensure that no possible conformity issues arise out of significant differences in the sustainability aims in the Scoping Report and those used in the RSS.</p> <p>10.2 We note that Table 3 refers to 'Securing the Future ...'. This sets out a new purpose and five guiding principles as opposed to the four in para. 1.1 of the Scoping Report.</p>	<p>the relevant Regulations) in preparing the document is less. Nevertheless, the Council will ensure that all the matters covered in the sustainability objectives of the Y&HSDF are fully covered in carrying out the Sustainability Appraisal and that the SA and the SPD will be in conformity with the RSS.</p> <p>Noted. The necessary amendment will be made.</p>

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Section/Paragraph	Organisation/Individual	Issues Raised	Officer Comments on Issues Raised
	The Countryside Agency	<p>12.1 The five questions posed in the Scoping Report</p> <p>1. Would like to see a Rights of Way Improvement Plan form part of the Plans and Programme which could influence developer contributions, as some may affect cycling/footpath route.</p> <p>2. Have no facts or figures.</p> <p>3. ROS could be expanded to include green corridors connection urban developments to the countryside.</p> <p>Landscape/Environment – Developer contributions need to be made to mitigate for loss of environmental features and landscape character – include in SPD.</p> <p>4. Additional indicators suggested (specified) relating to % residents within 400m of ROS, hedgerow lengths, trees lost and planted, landscape quality, greenbelt and foot/cyclepaths.</p>	Noted. Will consider changes in response to these comments.
	Environment Agency	<p>13.1 The five questions posed in the Scoping report:</p> <p>1. and 2. Unaware of any particular information relevant to this SPD.</p> <p>3. In drainage section wider benefits of SUDs should be emphasised, in addition to water quality, including with regard to biodiversity and open space. EA keen to see public access to rivers and watercourses through the creation of new walking/cycle routes, the SPD should reflect this aim.</p> <p>4 No further comments.</p>	Noted. Will consider changes in response to these suggestions. It is not considered that the impacts of the SPD policies for ROS and Affordable dwellings will have significant environmental effects necessitating strategic environmental assessment over and above the thorough SA of the SPD that is to be undertaken and which will include environmental considerations. This view is supported by the acceptance of the EA that the SPD focuses on procedures and that limited environmental impact would result.

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Section/Paragraph	Organisation/Individual	Issues Raised	Officer Comments on Issues Raised
		<p>Whilst accept that SPD focuses on procedures and that limited environmental impact would result. Nonetheless environmental considerations should form part of the SA, so that it is transparent; this is especially relevant as the SDLP was not the subject of an SA. Could it not be argued that the primary function of the SPD is to obtain developer contributions set in a framework for projects by allocating resources for ROS or Affordable Housing, as set out in the assessment criteria in Annex II of the SEA Directive.</p>	

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Section/Paragraph	Organisation/Individual	Issues Raised	Officer Comments on Issues Raised
	North Yorkshire County Council- Environmental Services	<p>14.1 Supportive of the approach taken, especially undertaking the SA in-house.</p> <p>14.2 As long as (LDD's) are produced reasonably close together it is acceptable to produce one Scoping Report for all documents. This would have to be updated to take account of changes in the baseline.</p> <p>14.3 Of view that the precautionary principle should be applied and an SEA carried out, as the SPD sets a framework for the implementation of key strategic issues such as affordable housing and public transport.</p> <p>14.4 Refer to Appendix 2 of 'Sustainability Appraisal of RSSs and LDDs' (ODPM 2005) and possible exemptions from SEA Directive, noting that SA's 'must incorporate the requirements of the SEA Directive'. It is stated that only design guides and issues based SPD's are likely not to have significant environmental effects. The extent to which the SPD will affect other plans is noted as a factor in determining this issue and the view is put that the SPD, as the first in a series of LDD's will affect them. It is opined that the SPD will have significant environmental effects through its influence on projects and infrastructure. It is pointed out that the SEA Directive definition of environmental effects is a broad one. The conclusion of the NYCC analysis is that the SPD</p>	<p>Noted</p> <p>Noted</p> <p>This view is noted and it is agreed that it is important to adopt the precautionary principle and carry out an SEA for LDD's where there are likely to be significant environmental effects from the implementation of policies likely to be included in them. Other respondents have indicated that the District Council's approach is commensurate with the likely effects of implementing the SPD on the environment. Having considered all the views received it is considered that the thoroughgoing SA of the SPD that is being undertaken will incorporate the requirements of the SEA Directive in accordance with ODPM advice address the environmental, social and economic impacts of the policies embodied in the SPD with a sufficient degree of rigour and will ensure that the outcomes of the process of preparing the SPD are in full accordance with the principles of sustainability. It is judged that, an SEA would add little if anything material to the scope or intensity of the SA or result in a more sustainable set of policies. It is considered that the majority of the effects of the policies in the SPD, for example, regarding affordable housing and public transport, and public transport will be social</p>

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Section/Paragraph	Organisation/Individual	Issues Raised	Officer Comments on Issues Raised
		<p>should be subject to an SEA and that this would make the SPD more robust.</p> <p>14.5 The SPD supplements a saved policy from the SDLP which has not been the subject of an SA, thus this policy will have to undergo SA.</p> <p>14.6 Attention is drawn to the guiding principles of the UK Sustainable Development Strategy. Supportive of the objectives and indicators identified in the Scoping Report and consider them appropriate to Selby District and for measuring the performance of the SPD in terms of relevant sustainability objectives. The inclusion of a table relating to the relevance of SA objectives is welcomed.</p> <p>14.7 It is noted that the 'Securing the Future' does</p>	<p>and economic rather than environmental and that the environmental effects, even of such matters as recreation open space and waste recycling, will not be 'significant' within the terms and spirit of the SEA Directive. Overall, the environmental effects of the SPD policies, which are issue-based and subordinate to wider ranging more strategic policies, will be likely to be small-scale, localised and not strategically significant. In particular the contributions will have marginal, rather than fundamental effects on planning proposals that will in any case take place, for example, the number and form of housing resulting from affordable housing requirements would only be marginally different from what would be the case if there was an acceptable mix of market dwellings.</p> <p>Agreed. The saved policy is being subjected to an SA.</p> <p>Noted</p> <p>See comments on Government Office response at 10.1</p>

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Section/Paragraph	Organisation/Individual	Issues Raised	Officer Comments on Issues Raised
		not from the basis for the SA. Also refers to some documents that are omitted in the review of policy and programme.	and 10.2 above. The review of policy and programme documents will be up-dated as necessary.
	Sport England	<p>15.1 Further clarification concerning the need for contributions towards built facilities could be included in either section 2.2 on topics of 3.26 on Community Facilities, reflecting the needs assessment outlined in paragraph 3 of PPG17. Though the evidence base may be lacking this would put a marker down that this would be part of the strategy to provide for open space, sport and recreation at a local level.</p> <p>15.2 Reference to various documents in the SR could include the Yorkshire Plan for Sport 2004-2008. This contains policies seeking to improve access to and the quality of facilities, open space, etc. and could help provide evidence justifying developer contributions. Reference is made in the SR to PPG 17, but no mention is made of the companion guide, 'Assessing Needs and Opportunities', which demonstrates ways in which developer contributions can be secured.</p>	<p>Noted. Will also consider the main text of the SPD, under the Recreational Open Space and Community Facilities, which could overlap in this regard.</p> <p>Noted. The text will be reviewed in the light of these comments.</p>

Appendix 3(ii)

Schedule of Responses at Draft SPD Consultation Stage

Responses were received from the following organisations and are outlined in the schedule below:

- English Heritage
- Environment Agency

Appendix 3(ii)

Section/Paragraph	Organisation/Individual	Issues Raised	Officer Comments on Issues Raised
Para. 1.5	English Heritage	Wish to correct the impression given in Paragraph 1.5 that English Heritage considered there would be no environmental effects arising from the SPD – only that it accepted there was unlikely to be any <i>significant</i> environmental effects. Paragraph 1.5 has been amended to correct this.	Accepted. The word ‘significant’ to be added to the penultimate sentence of Paragraph 1.5.
Paras. 3.32 – 3.34	Environment Agency	Note that the baseline information relating to Drainage Infrastructure (See Paragraphs 3.32 to 3.34) contains no quantifiable information and notes that the SPD would benefit if data were included on the problem drainage areas in the District, as contained in the North East Yorkshire Strategic Flood Risk Assessment (SFRA).	Whilst developer contributions to drainage schemes will not be confined to areas with flooding problems, it is accepted that Strategic Flood Risk Assessments will contain relevant information relating to drainage issues. Add a further paragraph to this section to include reference to SFRA's. Include Selby SFRA in list of relevant documents in Appendix 2.
Para 4.8		Note that paragraph states that environmental protection does not form a major element in the SPD but point out that SUDS can have benefits by filtering pollutants before drainage water enters the groundwater.	The paragraph is a general one and, as it stands, is considered to be capable of encompassing the detailed point raised.
Chapter 5 Table 1		Note that in relation to Objective 16 (Section 5, Table 1 above) it would wish to see an objective relating to the number of new Sustainable Urban Drainage Schemes (SuD's) associated with new development; the amount of developer contributions towards them and the resulting area of land benefiting from improved drainage.	Accept. Amend indicators for Objective 16 accordingly.
Appendix 4(ii) and Chapter 7 Drainage		Disagree with the conclusions in Section 7 of the Sustainability Appraisal relating to Drainage	This point has highlighted the need to clarify this

Appendix 3(ii)

Section/Paragraph	Organisation/Individual	Issues Raised	Officer Comments on Issues Raised
Infrastructure		Infrastructure.	<p>conclusion as the Environment Agency have interpreted it as relating primarily to SuDs, rather than to, as is more likely in the majority of cases, standard drainage schemes.</p> <p>The conclusion relating to the appraisal of Drainage Infrastructure issues in Appendix 4(ii), repeated in Section 7, to be amplified to clarify the distinction between the two types of drainage schemes.</p>

Appendix 3(iii)

Significant changes to Draft SPD following Consultation

General

Add a Note about the Consultation Statement and Sustainability Appraisal documents.

Move text to clarify the primary function of the SPD, quoting an extract from the DCSPD 'profile' in the LDS.

Expand text relating to the relevance of SDLP Policy ENV1 to the SPD.

Add text to clarify the fact that the order of priorities will normally apply and that where exceptionally they may be changed there will be opportunities to negotiate with the developer and consult stakeholders and the public, e.g. Planning Briefs. Omit reference to order of priorities not being binding upon the LPA.

Add a new paragraph to clarify the process for agreeing necessary and reasonable developer contribution; specifically stating that large developments will involve the preparation of Planning/Development Briefs that will usually be SPDs.

Add new paragraph to stress that the onus is on the Developer and/or landowner to investigate all costs of developing a site, including likely 'planning requirements before entering into contracts and before making a planning application.

Add new paragraph give further guidance on pooling contributions in accordance with guidance in Circular 05/2005.

Add text to explain more fully that contributions cannot be avoided by phasing development on an area of land.

Update the DC SPD in order to properly cross-reference the new PPS3 (published November 2006) within the SPD before publication (by officers through agreement with the chair). This does not involve any significant modification to the guidance.

Affordable Housing for Local Needs

Add text to clarify and emphasise the basis for the proposed changes to thresholds and proportion in the up-to-date Housing Study of June 2005.

Add text to expand on the explanation of circumstances the LPA would take account of in negotiating the provision of Affordable housing for local needs.

Recreation Open Space

Add text to include examples of provision of ROS on a non-residential site.

Add text to make it clear that ROS provision or contributions should arise directly out of the development or be required to mitigate the local impacts of development.

Add text to explain more fully that contributions cannot be avoided by phasing development on an area of land.

Add new paragraph emphasising the intention to locate ROS provision on or close to the development site wherever possible.

Add text to indicate that in certain exceptional circumstances bodies other than Parish Council's may receive payments from the Parish Open Space Fund.

Waste and Recycling Facilities

Add text to explain more fully that contributions cannot be avoided by phasing development on an area of land.

Add text to refer to commercial units.

Add new paragraphs concerning the factors that underlie the methodology for assessing developer contributions for Waste and Recycling Facilities and ensuring that they are provided and collected.

Education, Primary Health Care and Community Facilities

Add the names of the three market towns.

Add text to further explain why the threshold for developer contributions to secondary education facilities is higher than for primary education.

Add text to explain more fully that contributions cannot be avoided by phasing development on an area of land.

Add text to correct and clarify the basis and approach adopted for seeking contributions for Community Facilities and to explain that the methodology for dealing with provision/contributions for Community Facilities would be similar to that used for ROS, but that unlike for ROS its underpinning is not well developed.

Add new paragraph to address the issue of co-location of local community services.

Add new paragraph to suggest that a District-wide survey of Community Facilities may be carried out in the future.

Transport, Highways and Drainage Infrastructure and Facilities

Add new paragraph to explain that in addition to basic physical infrastructure for highways and drainage contributions could be sought for things such as parking at transport interchanges, new bus routes and Green Travel Plans.

Change text to reflect that sometimes developer contributions for drainage infrastructure may be appropriate for small developments.

Add new paragraph transferring text from the Methodology section to the Thresholds section.

Add and amend text to set out what types of technical study will often be required to establish whether, what, where, how and when transport/drainage infrastructure should be required/sought, these include Transport Assessments and Flood Risk Assessments.

Add reference to provision for pedestrians and cyclists, and refer to "Travel Plans".

Add reference to the "service provider" to be included in discussions about the provision of transport and drainage facilities.

Local Employment Skills Training and Enhancement of the Public Realm

Amend text to change the definition of 'large scale' to refer to "50 dwellings or more or 2 hectares or more", "2500 square metres or 1 hectare or more" and "5000 square metres or more or 2 hectares or more".

Add text to refer to the need to consult employment training bodies and, where feasible, employers in assessing local demand/need for employment skills training.

Transfer text from the Justification section relating to Enhancement of the Public Realm to Methodology section.

Add new paragraph to explain that there is no District-wide strategy relating to the Enhancement of the Public Realm, but that there is the opportunity to link land use policy on this subject to other relevant strategies, e.g. the Community Strategy and Selby Towns Renaissance and to the strategies that other bodies are promoting, such as the County Council and the Arts Council for England.

Appendix 4 – Affordable Housing for Local Needs Planning Guidance

Amend paragraph to make it clear that Affordability should be both initially and in perpetuity.

Amend Text Box and paragraph (vulnerable young people).

Add text to give examples of a 'similar organisation' to an RSL.

Add text to make it clear that, though it is expected that usually they will be based on the developer's standard house types, Affordable units for rent, which will be managed by an RSL should be modified to meet the RSLs own standards.

Appendix 5 – Recreation Open Space Planning Guidance

Add to text relating to calculating contributions for ROS, to clarify how inflation will be taken into account.

Add text to indicate that in certain exceptional circumstances bodies other than Parish Council's may receive payments from the Parish Open Space Fund.

Appendix 6 – Waste and Recycling Facilities Planning Guidance

Add text to set out simpler and cheaper ways of securing Waste and Recycling contributions.

Appendix 7 – Education and Primary Health Care Facilities Planning Guidance

Up-date calculation and figures relating to contributions to Primary and Secondary School Facilities.

Add the names of the three market towns.

Amend references to the 'Local Education Authority' and 'LEA' to 'Children's Services Authority' and 'CSA' respectively.

Proposed New Format for SPD

In order to ensure that the DC SPD is accessible to all it is proposed to re-format the document as a 'manual', which will bring the detailed guidance element to the fore and relegate the supporting information to the background.

In addition it is proposed to provide a single sheet for each section as a quick reference summary table outlining the thresholds and methods for implementation of each component.

Appendix 4 (i)

Appraisal of Relevant Adopted Selby District Local Plan Policies

Because the adopted Selby District Local Plan was not subject to a Sustainability Appraisal, the following policies which form the basis for the Developer Contributions Supplementary Planning Document have been appraised as part of the SPD appraisal process. The policies appraised are:

- Policy CS6 Developer Contributions to Infrastructure and Community Facilities;
- Policy H4 Affordable Housing
- Policy RT2 Open Space Requirements for New Residential Development
- Policy H11 Rural Affordable Housing

A matrix has been used which examines the short, medium and long term effects of each option against the 24 Sustainability Objectives in the revised Sustainability Framework, which has been amended following consultation on the Scoping Report.

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

Abbreviation/ Symbol	Description
S-T	Short-term (0-10 years of plan)
M-T	Medium-term (10-20 years of plan)
L-T	Long-term (after life of plan)
✓✓	Very sustainable
✓	Sustainable
-	Neutral
?	Uncertain
x	Unsustainable
xx	Very Unsustainable

SDLP Policy CS6 The District Council will expect developers to provide for or contribute to the provision of infrastructure and community facility needs that are directly related to a development, and to ensure that measures are incorporated to mitigate or minimise the consequences of that development. (Abridged)				
	Nature of Effect			
SA Objective (Abridged)	S-T	M-T	L-T	Comments
SOCIAL				
1. Ensure that local needs are met locally	✓✓	✓✓	✓✓	Improved local facilities a major benefit
2. Ensure that quality housing is available to everyone.	✓✓	✓✓	✓✓	Affordable Housing policy will contribute
3. Provide a safer, more secure environment	✓	✓	✓	Improved cycleways/footways, highways, recreation open space and Sustainable Urban Drainage Schemes could contribute.
4. Maintain and promote identifiable, viable communities	✓✓	✓✓	✓✓	Improved facilities will be a major benefit
5. Maintain and enhance the viability and vitality of town centres	✓	✓	✓	Contributions to the Public realm, particularly
6. Provide conditions and services which engender good health	✓✓	✓✓	✓✓	Improved local health facilities recreation open space and footways/cycleways will all contribute.
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	-	-	-	
8. Protect and enhance biodiversity	✓	✓	✓	New open space and SUDS, particularly, could contribute
9. Make the most efficient use of previously developed land	-	-	-	The higher densities associated with affordable housing will assist this objective.
10. Conserve and enhance the quality of the townscape	✓	✓	✓	Limited impact likely, but contributions to the public realm could contribute
11. Preserve and enhance the historical and cultural environment	✓	✓	✓	May be opportunities for Dev. Cont. to contribute
12. To minimise pollution	✓	✓	✓	Improved drainage systems should contribute.
13. To respond to the effects of climate change	-	-	-	

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14. To reduce the need to travel, particularly by private car	✓	✓	✓	Provision of new cycleways/footways could contribute.
16. To encourage the use of renewable energy production	-	-	-	
17. To reduce the risk of flooding	✓	✓	✓	Improved drainage systems, particularly SUDS should contribute
18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	✓✓	✓✓	✓✓	Improved recycling facilities
20. Minimise unnecessary loss of mineral resources	--	-	-	
21. Minimise the loss of high quality agricultural land	-	-	-	
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	-	-	-	
23. Encourage conditions which enable business success,	✓	✓	✓	Improvements to local environment and access could assist
24. Encourage education and training opportunities to build skills	✓✓	✓✓	✓✓	Improved skills training
Overall Conclusion				
<p>This policy is very sustainable with virtually no negative impacts upon sustainability objectives.</p> <p>The only note of caution, which is common to all developer contribution policies is that too high a level of contributions could discourage development thereby reducing, rather than increasing, the level of achievement.</p>				

SDLP Policy H4 Residential Sites of 25 dwellings or more will be expected to contribute toward the provision of new affordable dwellings. Minimum target provision - 25% of site capacity. (Abridged)				
	Nature of Effect			
SA Objective (Abridged)	S-T	M-T	L-T	Comments
SOCIAL				
1. Ensure that local needs are met locally	✓	✓	✓	Option has limited benefits over 'do nothing' situation but the relatively low threshold will not encourage a dispersed provision in smaller communities.
2. Ensure that quality housing is available to everyone.	✓	✓	✓	Only limited benefit. Will not tackle the identified need fast enough.
3. Provide a safer, more secure environment	✓	✓	✓	Improved housing conditions may result in less crime.
4. Maintain and promote identifiable, viable communities	✓	✓	✓	Will assist in providing better balanced communities wherever sites provided.
5. Maintain and enhance the viability and vitality of town centres	✓	✓	✓	Should help increase supply of housing in town centres.
6. Provide conditions and services which engender good health	✓	✓	✓	Improved housing conditions may overcome health issues arising from multi-occupancy and overcrowding.
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	-	-	-	
8. Protect and enhance the biodiversity	-	-	-	
9. Make the most efficient use of previously developed land	✓	✓	✓	Affordable housing will be at higher densities and should use land more efficiently
10. Conserve and enhance the quality of the townscape	-	-	-	
11. Preserve and enhance the historical and cultural environment	-	-	-	
12. To minimise pollution	-	-	-	
13. To respond to the effects of climate change	-	-	-	
14. To reduce the need to travel, particularly by private car	✓	✓	✓	More local affordable housing may reduce the need to travel.

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16. To encourage the use of renewable energy production	-	-	-	
17. To reduce the risk of flooding	-	-	-	
18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	-	-	-	
20. Minimise unnecessary loss of mineral resources	-	-	-	
21. Minimise the loss of high quality agricultural land	✓	✓	✓	Affordable housing will be at higher densities and should use land more efficiently
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	-	-	-	
23. Encourage conditions which enable business success,	-	--	-	
24. Encourage education and training opportunities to build skills	-	-	-	
Overall Conclusion				
This policy is sustainable but only to a limited degree. 25% of total current building rates is approximately 100 – 150 affordable dwellings per annum and as only a proportion of sites are large enough to contribute, a significant under-shoot of the current target in the latest Housing Needs Study (294 dwellings) would result. This policy is considered as Option 1 for Affordable Housing				

SDLP Policy RT2 Proposals for new residential development comprising 5 or more dwellings will be required to provide recreation open space at the rate of 60 square metres per dwelling.(Abridged)				
	Nature of Effect			
SA Objective (Abridged)	S-T	M-T	L-T	Comments
SOCIAL				
1. Ensure that local needs are met locally	✓✓	✓✓	✓✓	Local open space provision
2. Ensure that quality housing is available to everyone.	-	-	-	
3. Provide a safer, more secure environment	✓	✓	✓	Well planned provision of open space could contribute.
4. Maintain and promote identifiable, viable communities	✓✓	✓✓	✓✓	Improved local facilities should encourage this.
5. Maintain and enhance the viability and vitality of town centres	-	-	-	
6. Provide conditions and services which engender good health	✓	✓	✓	
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	-	-	-	
8. Protect and enhance the biodiversity	✓	✓	✓	Contributions to provide or maintain open spaces and landscape features could assist in maintaining or improving habitats.
9. Make the most efficient use of previously developed land	-	-	-	
10. Conserve and enhance the quality of the townscape	✓	✓	✓	Provision and protection of open spaces and landscape features may contribute.
11. Preserve and enhance the historical and cultural environment	✓	✓	✓	Contributions to Open Space may assist in protecting and improving areas which contribute to the amenity of areas of historic and cultural interest.
12. To minimise pollution	-	-	-	
13. To respond to the effects of climate change	-	-	-	
14. To reduce the need to travel, particularly by private car	✓	✓	✓	Provision of more local facilities will contribute.
16. To encourage the use of renewable energy production	-	-	-	

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17. To reduce the risk of flooding	-	-	-	
18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	-	-	-	
20. Minimise unnecessary loss of mineral resources	-	-	-	
21. Minimise the loss of high quality agricultural land	-	-	-	
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	-	-	-	
23. Encourage conditions which enable business success,	-	-	-	
24. Encourage education and training opportunities to build skills	-	-	-	
Overall Conclusion	This policy is sustainable with no negative impacts. The levels of contributions expected are based on longstanding NPFA standards and have been in operation since the adoption of the SDLP and do not appear to be such as to have any negative economic effects on the levels of residential development.			

Appendix 4 (i)

SDLP Policy H11 In rural areas the District Council may grant planning permission for small-scale affordable housing schemes immediately adjacent to the Development Limits of a village provided it meets an established local need. (Abridged)				
	Nature of Effect			
SA Objective (Abridged)	S-T	M-T	L-T	Comments
SOCIAL				
1. Ensure that local needs are met locally	✓✓	✓✓	✓✓	Provides for local needs
2. Ensure that quality housing is available to everyone.	✓	✓	✓	Provides affordable housing but to date has not proved to be an efficient provider of affordable dwellings.
3. Provide a safer, more secure environment	-	-	-	
4. Maintain and promote identifiable, viable communities	✓✓	✓✓	✓✓	Improved local housing should encourage this.
5. Maintain and enhance the viability and vitality of town centres	-	-	-	
6. Provide conditions and services which engender good health	-	-	-	Improved housing conditions may overcome health issues arising from multi-occupancy and overcrowding.
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	x	x	x	Will occupy Greenfield sites but mitigated by having to be adjacent to village Development Limits
8. Protect and enhance the biodiversity	-	-	-	
9. Make the most efficient use of previously developed land	x	x	x	Sites will generally be on Greenfield sites.
10. Conserve and enhance the quality of the townscape	x	x	x	Extension of village development may detract.
11. Preserve and enhance the historical and cultural environment	-	-	-	
12. To minimise pollution	-	-	-	
13. To respond to the effects of climate change	-	-	-	
14. To reduce the need to travel, particularly by private car	-	-	-	Provision of local housing may reduce the need for some journeys but possibly offset by longer journeys to work and services .
16. To encourage the use of renewable energy production	-	-	-	

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17. To reduce the risk of flooding	-	-	-	
18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	-	-	-	
20. Minimise unnecessary loss of mineral resources	-	-	-	
21. Minimise the loss of high quality agricultural land	-	-	-	
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	-	-	-	
23. Encourage conditions which enable business success,	-	-	-	
24. Encourage education and training opportunities to build skills	-	-	-	
Overall Conclusion	<p>This policy has some sustainable elements in meeting the need for affordable housing locally and encouraging local people to remain in the villages. However, housing in small villages tends to encourage car journeys for work, shopping and access to facilities, which are negative impacts. These sites, which would not normally be developed may well usually be on 'greenfield' sites and may detract from the character of the village. The overall impact is therefore relatively neutral.</p>			

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Appendix 4 (ii)

Appraisal of Developer Contributions SPD Proposals and Options

Each element of the Developer Contributions SPD has been appraised separately. Only in the affordable housing element has it been considered necessary to test alternative options for sustainability purposes. These options are:

1. Existing adopted SDLP policy thresholds (See appraisal of Policy H4 above;
2. **Draft SPD Option** Interim Policy Thresholds (September 2005);
3. Higher threshold – 50%+ affordable housing.

A matrix has been used which examines the short, medium and long term effects of each option/proposal against the 24 Sustainability Objectives in the revised Sustainability Framework, which has been amended following consultation on the Scoping Report.

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

Abbreviation/ Symbol	Description
S-T	Short-term (0-10 years of plan)
M-T	Medium-term (10-20 years of plan)
L-T	Long-term (after life of plan)
✓✓	Very sustainable
✓	Sustainable
-	Neutral
?	Uncertain
x	Unsustainable
xx	Very Unsustainable

SPD Affordable Housing Policy Option 2 (Preferred) (See appraisal of SDLP options above for Option 1) Residential Sites of 15 dwellings or more will be expected to contribute toward the provision of new affordable dwellings. Minimum target provision 40% of site capacity. (Abridged)				
	Nature of Effect			
SA Objective (Abridged)	S-T	M-T	L-T	Comments
SOCIAL				
1. Ensure that local needs are met locally	✓✓	✓✓	✓✓	Will provide more affordable housing and lower threshold will result in a more dispersed distribution, therefore meeting need more locally.
2. Ensure that quality housing is available to everyone.	✓✓	✓✓	✓✓	Improved affordable housing provision compared with Option 1.
3. Provide a safer, more secure environment	✓	✓	✓	Improved housing conditions may result in less crime.
4. Maintain and promote identifiable, viable communities	✓	✓	✓	Will assist in providing better balanced communities wherever sites provided.
5. Maintain and enhance the viability and vitality of town centres	✓	✓	✓	Should help increase supply of housing in town centres.
6. Provide conditions and services which engender good health	✓	✓	✓	Improved housing conditions may overcome health issues arising from multi-occupancy and overcrowding
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	-	-	-	
8. Protect and enhance the biodiversity	-	-	-	
9. Make the most efficient use of previously developed land	✓	✓	✓	Affordable housing will be at higher densities and should use land more efficiently
10. Conserve and enhance the quality of the townscape	-	-	-	
11. Preserve and enhance the historical and cultural environment	-	-	-	
12. To minimise pollution	-	-	-	
13. To respond to the effects of climate change	-	-	-	
14. To reduce the need to travel, particularly by private car	✓	✓	✓	More local affordable housing may reduce the need to travel.

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Appendix 4 (ii)

16. To encourage the use of renewable energy production	-	-	-	
17. To reduce the risk of flooding	-	-	-	
18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	-	-	-	
20. Minimise unnecessary loss of mineral resources	-	-	-	
21. Minimise the loss of high quality agricultural land	✓	✓	✓	Affordable housing will be at higher densities and should use land more efficiently
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	-	-	-	
23. Encourage conditions which enable business success,	-	--	-	
24. Encourage education and training opportunities to build skills	-	-	-	
Overall Conclusion	<p>This policy is undoubtedly more sustainable than the SDLP Policy H4, with the housing benefits, especially, being magnified by the change in thresholds. However, even at 40%, the 294 dwellings per annum affordable housing target identified in the 2005 Housing Needs Study is unlikely to be satisfied due to the reduction in house building rates proposed in the latest Draft Regional Spatial Strategy (400 dpa for market <u>and</u> affordable housing), plus the fact that a significant amount of house building occurs on sites below the 15 dwelling threshold where no affordable units are required. This policy is included in the SPD as the preferred Option for Affordable Housing and is termed Option 2 for the purposes of this Sustainability Appraisal. Option 3 (following) appraises a policy with higher threshold levels of 50%+.</p>			

SPD Affordable Housing Option 3 Residential Sites of 15 dwellings or more will be expected to contribute toward the provision of new affordable dwellings. Minimum target provision 50%+ of site capacity. (Abridged)				
	Nature of Effect			
SA Objective (Abridged)	S-T	M-T	L-T	Comments
SOCIAL				
1. Ensure that local needs are met locally	✓	✓	✓	Will provide more affordable dwellings than other options but not necessarily in a more dispersed distribution than Option 2.
2. Ensure that quality housing is available to everyone.	✓✓	✓✓	✓✓	Will potentially provide more affordable housing than other options provided that the high percentage does not discourage overall development levels. Monitoring required to ensure that higher percentage still appropriate once backlog of need has been cleared.
3. Provide a safer, more secure environment	✓	✓	✓	Improved housing conditions may result in less crime.
4. Maintain and promote identifiable, viable communities	✓	✓	✓	Will assist in providing better balanced communities wherever sites provided.
5. Maintain and enhance the viability and vitality of town centres	✓	✓	✓	Should help increase supply of housing in town centres.
6. Provide conditions and services which engender good health	✓	✓	✓	Improved housing conditions may overcome health issues arising from multi-occupancy and overcrowding.
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	-	-	-	
8. Protect and enhance the biodiversity	-	-	-	
9. Make the most efficient use of previously developed land	✓	✓	✓	Affordable housing will be at higher densities and should use land more efficiently
10. Conserve and enhance the quality of the townscape	-	-	-	
11. Preserve and enhance the historical and cultural environment	-	-	-	
12. To minimise pollution	-	-	-	
13. To respond to the effects of climate change	-	-	-	

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14. To reduce the need to travel, particularly by private car	✓	✓	✓	More local affordable housing may reduce the need to travel.
16. To encourage the use of renewable energy production	-	-	-	
17. To reduce the risk of flooding	-	-	-	
18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	-	-	-	
20. Minimise unnecessary loss of mineral resources	-	-	-	
21. Minimise the loss of high quality agricultural land	✓	✓	✓	Affordable housing will be at higher densities and should use land more efficiently
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	x	x	x	Increased danger that residential sites will become unviable at this threshold level, discouraging residential development and other commercial activity
23. Encourage conditions which enable business success,	x	x	x	Increased danger that residential sites will become unviable at this threshold level, discouraging residential development and other commercial activity
24. Encourage education and training opportunities to build skills	-	-	-	
Overall Conclusion				
This policy increases the housing benefits for local residents and, depending upon the precise threshold will come closer to achieving the Housing Need Study's target of 294 affordable dwellings per annum. Potentially it is therefore the most sustainable. However, if developers are discouraged by the very high thresholds then the policy will be self-defeating. At the present time it is considered that the 40% threshold in the preferred option (Option 2), may be closer to the optimum threshold level, before more negative commercial impacts become significant.				

Appendix 4 (ii)

SPD Proposals - Recreation Open Space. The District Council will expect developers to provide for or contribute to the provision of infrastructure and community facility needs that are a directly related to a development, and to ensure that measures are incorporated to mitigate or minimise the consequences of that development. (Abridged)

SEE APPRAISAL OF RT2 IN PREVIOUS SECTION

SPD Proposals – Waste and Recycling Facilities The District Council will expect that all new residential developments of 4 dwellings or over are designed to accommodate refuse bins and waste recycling facilities in a way that readily facilitates the collection of domestic refuse without causing harm to residential and visual amenity. (Abridged)

SA Objective (Abridged)	Nature of Effect			Comments
	S-T	M-T	L-T	
SOCIAL				
1. Ensure that local needs are met locally	-	-	-	
2. Ensure that quality housing is available to everyone.	-	-	-	
3. Provide a safer, more secure environment	-	-	-	
4. Maintain and promote identifiable, viable communities	-	-	-	
5. Maintain and enhance the viability and vitality of town centres	-	-	-	
6. Provide conditions and services which engender good health	-	-	-	
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	-	-	-	
8. Protect and enhance the biodiversity	-	-	-	
9. Make the most efficient use of previously developed land	-	-	-	
10. Conserve and enhance the quality of the townscape	?	?	?	Could be some adverse visual and amenity impact but guidelines within the proposals are intended to mitigate this.
11. Preserve and enhance the historical and cultural environment	x	x	x	Could be some adverse visual and amenity impact which may be harder to mitigate in a historic/conservation environment.
12. To minimise pollution	-	-	-	
13. To respond to the effects of climate change	-	-	-	

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14. To reduce the need to travel, particularly by private car	✓	✓	✓	May reduce car trips to waste disposal sites.
16. To encourage the use of renewable energy production	-	-	-	
17. To reduce the risk of flooding	-	-	-	
18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	✓✓	✓✓	✓✓	Provision of facilities for separating recyclable materials within residential developments should be a major benefit in achieving recycling targets.
20. Minimise unnecessary loss of mineral resources	-	-	-	
21. Minimise the loss of high quality agricultural land	-	-	-	
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	-	-	-	
23. Encourage conditions which enable business success,	-	-	-	
24. Encourage education and training opportunities to build skills	-	-	-	
Overall Conclusion	This option has only implications for two sustainability objectives. Primarily it is of major benefit for the recycling of waste materials (Objective 19). However there may be a limited negative impact on visual amenity of residential areas and townscape. This is not considered to be such as to override the prime objective and the proposals within the SPD provide guidance on mitigating this impact.			

SPD Proposal – Education. The District Council will expect residential developers to provide for or contribute to the provision of infrastructure in relation to education facilities that are a directly related to a development. (Abridged)				
	Nature of Effect			
SA Objective (Abridged)	S-T	M-T	L-T	Comments
SOCIAL				
1. Ensure that local needs are met locally	✓✓	✓✓	✓✓	Developer contributions for education facilities can make a major contribution to this.
2. Ensure that quality housing is available to everyone.	-	-	-	
3. Provide a safer, more secure environment	✓	✓	✓	Improved local facilities should contribute
4. Maintain and promote identifiable, viable communities	✓✓	✓✓	✓✓	Improved local facilities should make a major contribution
5. Maintain and enhance the viability and vitality of town centres	-	-	-	
6. Provide conditions and services which engender good health	-	-	-	
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	-	-	-	
8. Protect and enhance the biodiversity	-	-	-	
9. Make the most efficient use of previously developed land	-	-	-	
10. Conserve and enhance the quality of the townscape	-	-	-	
11. Preserve and enhance the historical and cultural environment	-	-	-	
12. To minimise pollution	-	-	-	
13. To respond to the effects of climate change	-	-	-	
14. To reduce the need to travel, particularly by private car	✓	✓	✓	Better local provision of school facilities may reduce length of trips.
16. To encourage the use of renewable energy production	-	-	-	
17. To reduce the risk of flooding	-	-	-	

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18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	-	-	-	
20. Minimise unnecessary loss of mineral resources	-	-	-	
21. Minimise the loss of high quality agricultural land	-	-	-	
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	?	?	?	May be negative impact on development if requirements too onerous.
23. Encourage conditions which enable business success,	✓	✓	✓	Good facilities can assist in attracting inward investment
24. Encourage education and training opportunities to build skills	✓	✓	✓	Any factors which improve education at any level will be beneficial.
Overall Conclusion	Proposals to assist the provision of necessary education facilities have a generally positive impact on sustainability. Only if requirements become so onerous as to discourage development is there any significant negative impact.			

SPD Proposal – Health. The District Council will expect residential developers to provide for or contribute to the provision of infrastructure in relation to health facilities that are a directly related to a development. (Abridged)				
	Nature of Effect			
SA Objective (Abridged)	S-T	M-T	L-T	Comments
SOCIAL				
1. Ensure that local needs are met locally	✓✓	✓✓	✓✓	Developer contributions towards local health facilities can make a major contribution to this.
2. Ensure that quality housing is available to everyone.	-	-	-	
3. Provide a safer, more secure environment	✓	✓	✓	Improved local facilities should contribute.
4. Maintain and promote identifiable, viable communities	✓✓	✓✓	✓✓	Improved local facilities should make a major contribution.
5. Maintain and enhance the viability and vitality of town centres	✓	✓	✓	Some facilities will be better located within centres and contribute to their vitality.
6. Provide conditions and services which engender good health	✓✓	✓✓	✓✓	Improved facilities
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	-	-	-	
8. Protect and enhance the biodiversity	-	-	-	
9. Make the most efficient use of previously developed land	-	-	-	
10. Conserve and enhance the quality of the townscape	-	-	-	
11. Preserve and enhance the historical and cultural environment	-	-	-	
12. To minimise pollution	-	-	-	
13. To respond to the effects of climate change	-	-	-	
14. To reduce the need to travel, particularly by private car	?	?	?	Depends upon location of facility
16. To encourage the use of renewable energy production	-	-	-	
17. To reduce the risk of flooding	-	-	-	

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18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	-	-	-	
20. Minimise unnecessary loss of mineral resources	-	-	-	
21. Minimise the loss of high quality agricultural land	-	-	-	
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	?	?	?	May be negative impact on development if requirements are too onerous.
23. Encourage conditions which enable business success,	✓	✓	✓	Good facilities can assist in attracting inward investment.
24. Encourage education and training opportunities to build skills	-	-	-	
Overall Conclusion	Proposals to assist the provision of necessary health facilities have a generally positive impact on sustainability. Only if requirements become so onerous as to discourage development is there any significant negative impact.			

SPD Proposal – Community Facilities. The District Council will expect residential developers to provide for or contribute to the provision of infrastructure in relation to community facilities that are a directly related to a development. (Abridged)				
	Nature of Effect			
SA Objective (Abridged)	S-T	M-T	L-T	Comments
SOCIAL				
1. Ensure that local needs are met locally	✓✓	✓✓	✓✓	Developer contributions towards local health facilities can make a major contribution to this.
2. Ensure that quality housing is available to everyone.	-	-	-	
3. Provide a safer, more secure environment	✓	✓	✓	Improved local facilities should contribute.
4. Maintain and promote identifiable, viable communities	✓✓	✓✓	✓✓	Improved local facilities should make a major contribution.
5. Maintain and enhance the viability and vitality of town centres	-	-	-	
6. Provide conditions and services which engender good health	✓✓	✓✓	✓✓	Improved opportunities for community activities should be beneficial.
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	-	-	-	
8. Protect and enhance the biodiversity	-	-	-	
9. Make the most efficient use of previously developed land	-	-	-	
10. Conserve and enhance the quality of the townscape	-	-	-	
11. Preserve and enhance the historical and cultural environment	-	-	-	
12. To minimise pollution	-	-	-	
13. To respond to the effects of climate change				
14. To reduce the need to travel, particularly by private car	✓	✓	✓	Better local facilities will reduce the need to travel.
16. To encourage the use of renewable energy production	-	-	-	
17. To reduce the risk of flooding	-	-	-	

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18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	-	-	-	
20. Minimise unnecessary loss of mineral resources	-	-	-	
21. Minimise the loss of high quality agricultural land	-	-	-	
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	?	?	?	May be negative impact on development if requirements are too onerous.
23. Encourage conditions which enable business success,	✓	✓	✓	Good facilities can assist in attracting inward investment.
24. Encourage education and training opportunities to build skills	-	-	-	
Overall Conclusion	Proposals to assist the provision of necessary community facilities have a generally positive impact on sustainability. Only if requirements become so onerous as to discourage development is there any significant negative impact.			

SPD Proposals – Transport / Highways Infrastructure and Facilities. The District Council will expect developers to provide Green Transport Plans where appropriate, contribute to the provision of transport requirements that are a directly related to a development, and to ensure that measures are incorporated to mitigate or minimise the consequences of that development. (Abridged)				
SA Objective (Abridged)	Nature of Effect			Comments
	S-T	M-T	L-T	
SOCIAL				
1. Ensure that local needs are met locally	-	-	-	
2. Ensure that quality housing is available to everyone.	-	-	-	
3. Provide a safer, more secure environment	✓	✓	✓	Some contributions will be directed to making highways/transport safer
4. Maintain and promote identifiable, viable communities	✓	✓	✓	Contributions directed at improved public transport will contribute.
5. Maintain and enhance the viability and vitality of town centres	✓	✓	✓	Contributions directed at improved public transport, particularly, may contribute.
6. Provide conditions and services which engender good health	-	-	-	
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	-	-	-	
8. Protect and enhance the biodiversity	-	-	-	
9. Make the most efficient use of previously developed land	-	-	-	
10. Conserve and enhance the quality of the townscape	-	-	-	
11. Preserve and enhance the historical and cultural environment	?	?	?	Transport infrastructure schemes may be detrimental unless designed sensitively. Highway improvement schemes should be focussed on achieving sustainable objectives e.g. safety to offset negative impacts such as potential for encouraging travel by private car.
12. To minimise pollution	✓	✓	✓	Measures aimed at reducing travel by car and congestion will contribute
13. To respond to the effects of climate change	✓	✓	✓	Measures which encourage travel by modes other than the private car will contribute.

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14. To reduce the need to travel, particularly by private car	?	?	?	Measures which encourage travel by modes other than the private car will contribute positively. Highway improvements may have opposite impact and require a strong safety justification to offset this.
16. To encourage the use of renewable energy production	-	-	-	
17. To reduce the risk of flooding	-	-	-	
18. Ensure energy and water consumption is as efficient as possible	✓	✓	✓	Measures which encourage travel by modes other than the private car will contribute.
19. Reduce the amount of waste produced and maximise recycling	-	-	-	
20. Minimise unnecessary loss of mineral resources	--	-	-	
21. Minimise the loss of high quality agricultural land	-	-	-	
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	✓	✓	✓	Improved transport facilities will contribute.
23. Encourage conditions which enable business success,	✓	✓	✓	Improved transport facilities will contribute.
24. Encourage education and training opportunities to build skills	-	-	-	
Overall Conclusion	Developer contributions which encourage travel by modes other than the private car have strong sustainability benefits. Contribution towards highway infrastructure may be environmentally detrimental unless designed sensitively and may be contrary to the objective of reducing the need to travel, particularly by private car. However, if highway schemes of this nature are focussed on improving highway safety, detrimental impacts will be offset by such improvements.			

SDP Proposals – Drainage Infrastructure. The District Council will expect residential developers to provide for or contribute to the provision of drainage infrastructure requirements that are a directly related to a development. (Abridged)				
	Nature of Effect			
SA Objective (Abridged)	S-T	M-T	L-T	Comments
SOCIAL				
1. Ensure that local needs are met locally	-	-	-	
2. Ensure that quality housing is available to everyone.	-	-	-	
3. Provide a safer, more secure environment	✓	✓	✓	Improved infrastructure may reduce flooding risk.
4. Maintain and promote identifiable, viable communities	-	-	-	
5. Maintain and enhance the viability and vitality of town centres	-	-	-	
6. Provide conditions and services which engender good health	✓	✓	✓	Improved drainage may improve health risks.
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	-	-	-	
8. Protect and enhance the biodiversity	?	?	?	Potential for loss of habitats as a result of improved drainage. Schemes need to be designed with this in mind. Sustainable Urban Drainage Schemes could have positive benefits.
9. Make the most efficient use of previously developed land	-	-	-	
10. Conserve and enhance the quality of the townscape	-	-	-	
11. Preserve and enhance the historical and cultural environment	-	-	-	
12. To minimise pollution	✓	✓	✓	Improved drainage may reduce the risk of pollution
13. To respond to the effects of climate change	✓	✓	✓	Improved drainage will be of benefit in the case of flooding events.
14. To reduce the need to travel, particularly by private car	-		-	
16. To encourage the use of renewable energy production	-	-	-	

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17. To reduce the risk of flooding	✓	✓	✓	
18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	-	-	-	
20. Minimise unnecessary loss of mineral resources	-	-	-	
21. Minimise the loss of high quality agricultural land	-	-	-	
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	-	-	-	
23. Encourage conditions which enable business success,	-	-	-	
24. Encourage education and training opportunities to build skills	-	-	-	
Overall Conclusion	<p>Overall improved drainage schemes have a positive sustainability benefit by reducing the risk of flooding and pollution. The main negative impact on sustainability may be through the reduction of wetland habitats and care will be required to mitigate any such effects.</p> <p>Wherever possible implementation of Sustainable Urban Drainage schemes (SUDS) should be encouraged. Developer contributions towards SUDS would be particularly beneficial environmentally in terms of providing open space and increasing biodiversity.</p>			

SDP Proposals – Economic Development Training. The District Council will expect developers of commercial property to provide for or contribute to the provision of economic development training that are a directly related to a development. (Abridged)				
SA Objective (Abridged)	Nature of Effect			Comments
	S-T	M-T	L-T	
SOCIAL				
1. Ensure that local needs are met locally	✓	✓	✓	Developer contributions towards economic development training may allow a more local provision of such training than would otherwise be the case.
2. Ensure that quality housing is available to everyone.	-	-	-	
3. Provide a safer, more secure environment	-	-	-	
4. Maintain and promote identifiable, viable communities	✓	✓	✓	Availability of more local training may contribute.
5. Maintain and enhance the viability and vitality of town centres	-	-	-	
6. Provide conditions and services which engender good health	-	-	-	
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	-	-	-	
8. Protect and enhance the biodiversity	-	-	-	
9. Make the most efficient use of previously developed land	-	-	-	
10. Conserve and enhance the quality of the townscape	-	-	-	
11. Preserve and enhance the historical and cultural environment	-	-	-	
12. To minimise pollution	-	-	-	
13. To respond to the effects of climate change	-	-	-	
14. To reduce the need to travel, particularly by private car	✓	✓	✓	Availability of training more locally may reduce car travel.
16. To encourage the use of renewable energy production	-	-	-	
17. To reduce the risk of flooding	-	-	-	

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18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	-	-	-	
20. Minimise unnecessary loss of mineral resources	-	-	-	
21. Minimise the loss of high quality agricultural land	-	-	-	
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	✓✓	✓✓	✓✓	Availability good local training facilities will be beneficial. Care required to ensure level of contributions requested are not so onerous as to discourage economic investment.
23. Encourage conditions which enable business success,	✓✓	✓✓	✓✓	Availability good local training facilities will be beneficial. Care required to ensure level of contributions requested are not so onerous as to discourage economic investment.
24. Encourage education and training opportunities to build skills	✓✓	✓✓	✓✓	Availability good local training facilities will be beneficial. Care required to ensure level of contributions requested are not so onerous as to discourage economic investment.
Overall Conclusion	Developer contributions towards economic development training will contribute strongly towards economic sustainability objectives, subject to the general proviso that contributions are not set at a level which discourages economic investment			

SDP Proposals – Enhancement of the Public Realm. The District Council will expect developers to contribute to improvements to the local public realm on a voluntary basis in appropriate circumstances. (Abridged).				
SA Objective (Abridged)	Nature of Effect			Comments
	S-T	M-T	L-T	
SOCIAL				
1. Ensure that local needs are met locally	-	-	-	
2. Ensure that quality housing is available to everyone.	-	-	-	
3. Provide a safer, more secure environment	-	-	-	
4. Maintain and promote identifiable, viable communities	✓	✓	✓	Public works of art etc. can help to improve the image of a community and encourage a sense of community.
5. Maintain and enhance the viability and vitality of town centres	✓	✓	✓	Town centres are particularly suitable areas for public realm projects.
6. Provide conditions and services which engender good health	-	-	-	
ENVIRONMENTAL				
7. Conserve and enhance the rural landscape	✓	✓	✓	Any public realm projects in rural areas should respect any inherent qualities of the landscape.
8. Protect and enhance the biodiversity	-	-	-	
9. Make the most efficient use of previously developed land	-	-	-	
10. Conserve and enhance the quality of the townscape	✓	✓	✓	Public realm projects provide opportunities to improve townscape in innovative ways. Care required to respect any inherent qualities of existing townscape.
11. Preserve and enhance the historical and cultural environment	?	?	?	Care is required to ensure that public realm projects reinforce rather than detract from the historical and cultural environment.
12. To minimise pollution	-	-	-	
13. To respond to the effects of climate change	-	-	-	
14. To reduce the need to travel, particularly by private car	-	-	-	

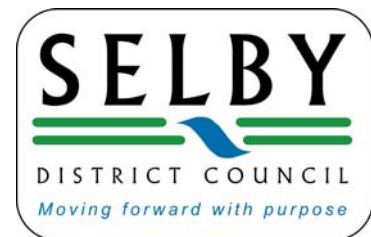
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16. To encourage the use of renewable energy production	-	-	-	
17. To reduce the risk of flooding	-	-	-	
18. Ensure energy and water consumption is as efficient as possible	-	-	-	
19. Reduce the amount of waste produced and maximise recycling	-	-	-	
20. Minimise unnecessary loss of mineral resources	-	-	-	
21. Minimise the loss of high quality agricultural land	-	-	-	
ECONOMIC				
22. Maintain and enhance good quality employment opportunities	✓	✓	✓	Improved image and environment resulting from public realm projects can be beneficial.
23. Encourage conditions which enable business success,	✓	✓	✓	Improved image and environment resulting from public realm projects can be beneficial.
24. Encourage education and training opportunities to build skills	-	-	-	
Overall Conclusion				
The sustainability impacts arising from public realm projects will be largely positive. The only reservation is that their visual impact should respect the any inherent qualities within the local townscape/landscape and the importance of existing historical or cultural features.				

END OF APPENDICES

**Produced by Selby District Council as part of
the Local Development Framework**



For further information please contact:
Planning Policy Team
Civic Centre
Portholme Road
Selby YO8 4SB

Email: LDF@selby.gov.uk
Website: www.selby.gov.uk
Tel: 01757 292063
Fax: 01757 292090