



Sustainability Appraisal
Planning Obligations
Supplementary Planning Document

Consultation Draft

June 2007

Contents

	Page
1 Introduction	1
2 Context of the SPD	3
3 Consultation	4
4 Sustainability Appraisal Methodology	5
5 The Sustainability Framework of the SPD	6
6 Relationship between SPD and SA Objectives	8
6.1 <i>SPD Option 1: no SPD, continue to negotiate planning obligations on a site-by-site basis</i>	9
6.2 <i>SPD Option 2: SPD with no standard charges, a more general SPD which sets out broad headings for seeking infrastructure and community facilities</i>	10
6.3 <i>SPD Option 3: SPD with provision for both unique negotiations and standard agreements and clauses that the Council will use in securing planning obligations and standard formulae charges</i>	11
7 Monitoring the SPD	12
<u>Appendices</u>	
1 Relevant Plans and Programmes	14
2 Option Matrices (for options 1-3)	15

1. Introduction

- 1.0 Under the new planning system, set out in the Planning and Compulsory Purchase Act 2004, local planning authorities need to promote sustainable development and to apply sustainability considerations to planning documents. As part of any Development Planning Document (DPD) or Supplementary Planning Document (SPD) a Sustainability Appraisal will need to be undertaken. This is a technique used to help local authorities assess the sustainability implications of their development plans.
- 1.1 The Government's recent strategy for sustainable development "Securing the Future – delivering UK sustainable development strategy" (2005) contains five guiding principles. These are:-
- i) Living within environmental limits;
 - ii) Ensuring a strong, healthy and just society;
 - iii) Achieving a sustainable economy;
 - iv) Promoting good governance
 - v) Using sound science responsibly.
- 1.2 The framework strategy identifies four priority areas for immediate action, shared across the UK, namely:
- Sustainable consumption and production – achieving more with less;
 - Climate change and energy – securing a profound change in energy generation and use, preparing for climate change and setting a good example;
 - Natural resource protection and environmental enhancement through a better understanding of environmental limits, environmental enhancement and recovery, and a more integrated policy framework;
 - Sustainable communities that embody the principles of sustainable development on the local level.
- 1.3 Planning policy Statement 12 "Local Development Frameworks" (2004) states that *"the purpose of sustainability appraisal is to appraise the social, environmental and economic effects of the strategies and policies in a local development document from the outset of the preparation process. This will ensure that decisions are made that accord with sustainable development"*. (paragraph 3.17).
- 1.4 Planning Policy Statement 1: Delivering Sustainable Development (2005) states *"Planning authorities should ensure that sustainable development is treated in an integrated way in their development plans. In particular, they should carefully consider the interrelationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources and economic development."* (paragraph 24).

- 1.5 The Office of the Deputy Prime Minister (ODPM) published detailed guidance in “Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks” in November 2005 setting out how sustainability appraisals should be undertaken. A Sustainability Appraisal framework should consist of objectives which should, where possible, be expressed in the form of targets, the achievement of which should be measurable using identified indicators. The aim should be to predict the effects of the draft SPD in social, environmental and economic terms. Potential effects should be quantified where possible, or subjective judgement made where this is not possible.
- 1.6 Recent guidance set out in “A Practical Guide to the Strategic Environmental Assessment Directive” (2005) applies the European Directive 2001/42/EC on the *“assessment of the effects of certain plans and programmes on the environment”*. The objective of the SEA Directive is to *“provide for 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”*.
- 1.7 Sustainability appraisal should be fully integrated into the plan process and should provide input at each stage when a decision is taken on a local development document. It should also be used in developing the arrangements for monitoring the implementation of the plan.
- 1.8 The first part of this report is set out the Sustainability Appraisal Scoping Report (November 2006). The key stages that are gone through in this report are:
- Identifying other relevant policies, plans and programmes, and sustainable development objectives;
 - Collecting baseline information;
 - Identifying issues and problems;
 - Developing the SA framework.
- 1.9 The second part of the report relates to the second part of the Sustainability Appraisal and this will look at developing and refining options and assessing effects. The key stages to be gone through are as follows:
- Sustainability Appraisal Methodology (Section 4)
 - The Sustainability Framework on the SPD (Section 5)
 - Relationship between the SPD and the SA objectives and evaluating the effects of the matrices (Task B1, B2, B3 and B4) (Section 6)
 - Monitoring the SPD (Task B6) (Section 7)

2. Context of the Supplementary Planning Document

2.0 This Sustainability Appraisal report accompanies the Supplementary Planning Document (SPD) on Planning Obligations which is being published for public consultation. The aim of the SPD is to set out detailed guidance on the way the Council expect Unitary Development Plan policies, with respect of planning obligations, to be applied in particular circumstances. The SPD will also provide greater clarity to developers, the community and the Council regarding the basis for negotiating Planning Obligations. Finally the SPD will also set out how planning obligations will be used to promote sustainable development and ensure the infrastructure necessary to support future residential and commercial growth is delivered.

2.1 Dudley's key Planning Obligations Policy (Policy DD7) is set out in the UDP. The SPD will be a separate document which will provide more guidance and detail on how this Policy DD7 and other associated policies will be implemented.

2.2 The aim of the UDP is to guide land use development to 2011 and beyond and, in doing so, embracing the principles of social inclusion, equal opportunities and social wellbeing and of sustainable development. Policy S2 "Creating a more Sustainable Borough" states:

"All development will be expected to contribute to the creation of a more sustainable Borough. The policies contained in this plan will promote key objectives of sustainability and specifically:

- *promote the regeneration and reuse of derelict, underused and vacant land and property for beneficial use;*
- *encourage the efficient use of resources, including water, energy and construction materials;*
- *provide sufficient land to meet the needs of the Borough to facilitate economic growth and provide adequate housing without compromising sustainability, including urban drainage;*
- *encourage appropriate mixed use development within the Borough and in the enhancement of town centres;*
- *promote quality design;*
- *minimise the need to travel and exploit more fully locations which have high accessibility by a range of travel modes;*
- *protect, conserve and where possible enhance the Borough's green and heritage assets;*
- *encourage the need to reduce waste; and*
- *respect, maintain and enhance the distinctive communities and character of the Borough's settlements and landscape"*

2.3 The SPD is not being prepared in isolation but in the context of a range of existing plans, policies and programmes. Reference has already

been made to the Dudley UDP but the SPD is also in conformity with the Dudley Borough Challenge (Community Strategy) and the Regional Spatial Strategy (RSS). The RSS recognises that the regeneration of the Black Country is of paramount importance both for the region's economy and to provide a pattern of sustainable development to promote the areas well being. The policy context that drives the need for this SPD is attached as Appendix One to this document.

3. Consultation

3.0 Consultation on the Sustainability Appraisal Scoping Report was carried out in late November/ early December 2006. The following statutory consultees were invited to comment on its contents:

- English Heritage
- English Nature
- Environment Agency
- The Countryside Agency

3.1 Other consultees at the scoping stage were the Government Office for the West Midlands.

3.1 Consultation Responses

3.1.0 English Heritage

English Heritage responded stating:

"On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], English Heritage concurs with the Council that the preparation of a Strategic Environmental Assessment is not required"

3.1.1 Despite advising the Council that an SEA is not required from English Heritage's perspective they strongly advise that the conservation and archaeological staff at the local authority are involved throughout the preparation of the plan and its assessment as they are best placed to advise on local historic environmental issues and priorities; how policies can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of historic assets.

3.1.2 Finally English Heritage also recommend that the views of the other three statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

3.1.3 Natural England

It should be noted that English Nature and the Countryside Agency were amalgamated on the 2nd October to form Natural England. Natural England, having taken into account the circumstances and information supplied, does not consider the SPD is likely to give rise to significant environmental effects and there do not consider that a Strategic Environmental Assessment is required.

3.1.4 The Environment Agency

The Environment Agency is of the view that the proposed SPD will not have a significant effect on the environment at a strategic level and that under the SEA Regulations that an SEA is therefore not required.

3.1.5 No comments were received from the Government Office for the West Midlands on the Scoping Report for the forthcoming SPD.

3.1.6 Consultation on the SA report to the draft Planning Obligations SPD is to be undertaken during its formal consultation stage. This will again include the four statutory bodies and other organisations and groups with a direct interest in the SPD. The SPD and its SA report will be made available on the Council's web-site and paper copies will be made available for reference in all of the main public libraries in the Borough, as well as the Council's reception desks at 3 St James's Road, Mary Stevens Park and Dudley Council Plus.

4. **Sustainability Appraisal Methodology**

4.0 A Sustainability Appraisal is required to investigate the social, economic and environmental implications of an SPD. A set of objectives is required against which the SPD can be tested. Guidance has been provided in the SEA Directive and the ODPM document on Sustainability Appraisals, both of which require a systematic method to comprehensively and impartially identify and assess these implications.

4.1 Guidance recommends that strategic alternatives need to be considered in order to identify the preferred option. In considering alternative options it should be borne in mind that the aim of the SPD is to supplement and support the policies in the UDP. The parameters of the SPD are therefore relatively well defined. Given the nature of the SPD it is therefore considered that the following three options should be considered;

- **Option 1:** No SPD – Continue to negotiate Planning Obligations on a site by site basis.
- **Option 2:** SPD with no standard charges – A more general SPD which sets out broad headings for seeking infrastructure and community facilities.

- **Option 3:** SPD with provision for both unique negotiations, standard agreements and clauses that the Council will use in securing planning obligations and standard formulae and charges (where applicable). This option would result in a more detailed SPD which offers greater clarity and certainty when seeking infrastructure and community facilities, including the use of formulae and charges.
- 4.2 As part of the process, the planning authority has to consult the bodies designated as “*authorities with environmental responsibilities*”, namely, the Environment Agency, Natural England and English Heritage. Other agencies and organisations will also be consulted on the SPD and the accompanying SA. This consultation may result in amendments to the SA and should ensure a robust and comprehensive Sustainability Appraisal process in order to appraise the SPD in subsequent stages.

5. The Sustainability Framework on the SPD

- 5.0 To assess the effects of the SPD, a set of SA objectives need to be established against which it can be tested. The Government has set out a number of aims underpinning sustainable development principles. All the English regions are required to produce a framework setting out how they will contribute to achieving sustainable development. The West Midlands Regional Sustainable Development Framework was established in January 2005. The most recent version of this document is ‘Version Two’ (July 2006) entitled ‘A Sustainable Future for the West Midlands’.
- 5.1 The four key objectives identified in the Framework (version 2) are:-
- Sustainable consumption and production
 - Climate change and energy
 - Natural resource protection and environmental enhancement
 - Sustainable communities
- 5.2 The Framework sets out specific objectives under each of these headings. The objectives, which are felt to be most relevant to the topic areas have been taken out and adopted to the Planning Obligations SPD. These are set out below:

Sustainable Consumption and Production

1. Use natural resources such as water and minerals efficiently, including by incorporating efficiency measures into new land use and developments, redevelopment and refurbishment.
2. Increase use of public transport, cycling and walking as a proportion of total travel in order to reduce road traffic congestion, pollution and accidents, improve health through increased physical activity.

3. Ensure development is primarily focused in the major urban areas, and makes efficient use of existing physical infrastructure and reduces need to travel, especially by private car.
4. Encourage and support a culture of enterprise and innovation, including social enterprise.
5. Achieve a strong, stable and sustainable economy and prosperity for the benefit of all the Borough's inhabitants.

Climate Change and Energy

6. Minimise the Borough's contribution to the causes of climate change by reducing emissions of greenhouse gases from transport, domestic, commercial and industrial sources.
7. Implement a managed response to the unavoidable impacts of climatic change, ensuring that the design and planning process takes into account predicted changes in the Borough's climate.
8. Land use and development that takes into account predicted changes in the Borough's climate including flood risk.

Natural resource protection and environmental enhancement

9. Value, protect, enhance and restore the Borough's environmental assets, including the natural, built and historic environment and landscape.
10. Value, maintain, restore and re-create regional biodiversity, where possible using approaches that improve the resilience of natural systems such as linking fragmented habitats.
11. Minimise air, water, soil, light and noise pollution levels and create good air quality, water and soils.
12. Encourage land use and development that creates and sustains well-designed, high quality environments that incorporate green space, encourage biodiversity, and promote local distinctiveness and sense of place.

Sustainable Communities

13. Ensure easy and equitable access to services, facilities and opportunities, including jobs and learning, and that people are not disadvantaged with regard to ethnicity, gender, age, disability, faith, sexuality, background or location.

14. Improve health and reduce health inequalities by encouraging and enabling healthy active lifestyles and protecting health, as well as providing equitable access to health services.
 15. Provide decent affordable housing for all, of the right quantity, type, tenure and affordability to meet local needs, in clean, safe and pleasant local environments.
 16. Reduce crime, fear of crime and antisocial behaviour.
 17. Improve opportunities to participate in the diverse cultural, sport and recreational opportunities the Borough can offer.
 18. Encourage physical development with a better balance of jobs, housing, social and cultural services and amenities within the Borough in order to meet local needs locally and encourage stable and sustainable communities.
 19. Ensure that the Borough's workforce is equipped with the skills to access high quality employment opportunities suited to the changing needs of the Borough's economy, whilst recognising the value and contribution of unpaid work.
 20. Promote investment in future prosperity, including ongoing investment and engagement in learning skills and development.
- 5.3 The SPD is to be assessed against the SA principles using a matrix to compare its objectives against the identified sustainability principles. Symbols will be used to provide a simple scoring system to represent whether the SPD has positive/ negative/ neutral effects against each SA principal (see Appendix Two). The assessment will be supported by a commentary to provide greater clarification or detail (see Section 6). Where negative impacts are identified the commentary will identify possible mitigation opportunities together with an assessment of the impact they may have on the sustainability appraisals. This will need to be done for the three alternative options.

6. Relationship between SPD and SA Objectives

6.0 The primary objectives of the SPD are set out as follows:-

- To set out the principles that guide the Council's approach to planning obligations
- To set out a scale of standard formulae and charges for a profile of needs that may be generated by a development and to justify these formulae and charges
- To set out the policy basis for the range of planning obligations
- To set out the Council's procedures in dealing with planning applications which are likely to generate planning obligations and in drafting agreements that secure planning obligation

- To set out standard agreements and clauses that the Council will use in securing planning obligations
- To set out other fees/ charges that the Council will impose in concluding planning agreements.

6.1 The above have been assessed against the objectives of the Sustainability Appraisal to see whether they make a positive or negative contribution and to what extent. This is shown in the form of matrices (one matrix has been produced for each option). The matrices and the results of the appraisals of options are as follows:

6.1 SPD Option 1; No SPD – Continue to negotiate Planning Obligations on a site by site basis.

6.1.0 This option looks at the effects on the SA principles of having no SPD. Developers, Council Officers and Planning Applicants would have to rely on negotiating Planning Obligations on a site by site basis. Therefore there would be no comprehensive policy guidance or standard formulae on what is sought from developers and/ or the triggers for obligations.

Sustainable Consumption and Production

6.1.1 This option scored poorly under the Sustainable Consumption and Production heading. Lack of local guidance on the effective use of travel plans would discouraged increased use of public transport, cycling and walking etc and not contribute towards reducing pollution levels in the Borough that are triggered through congestion. A lack of guidance would also result in missed opportunities for contributions towards public realm, public art and economic well being.

Climatic Change and Energy

6.1.2 Mainly neutral scores were achieved in this category with a few conflicts due to the impact that a lack of guidance on travel plans would have on minimising the contributions to the causes of climatic change by reducing emissions of greenhouse gases from transport.

Natural Resource Protection and Environmental Enhancement

6.1.3 This option scored poorly as the lack of local level policy guidance on planning obligations would be less effective in protecting and enhancing the environment.

Sustainable Communities

6.1.4 Mainly negative scores were achieved as there would be a conflict with SA principles. In building sustainable communities planning obligations are concerned with the provision of affordable homes, access to jobs, goods and services (including training, education and recreational facilities) and the infrastructure that is necessary to support them. Therefore without comprehensive guidance on planning obligations the SA principals necessary to create sustainable communities would be harder to achieve.

6.2 SPD Option 2: SPD with no standard charges, a more general SPD which sets out broad headings for seeking infrastructure and community facilities

6.2.0 This option would seek to address the overall aim of the SPD which is to provide clarity for developers, the community and Council Officers regarding the basis for negotiating planning obligations. It would however fail to achieve certain of the SPD objectives, in particular setting out a scale of standard formulae and charges for needs which may be generated by a development. Without comprehensive guidance in the form of a scale of standard formulae and charges officers may have to rely on site by site negotiations which take longer to negotiate and may not always be consistent.

Sustainable Consumption and Production

6.2.1 The SPD achieved a predominantly positive score against the SA principles by potentially increasing the proportion of travel through public transport, cycling and walking (i.e. through travel plans). The knock on effect of this would be to potentially decrease congestion by reducing the need to travel by private car. The SPD will also contribute to increasing Economic Well Being by encouraging a culture of enterprise through supporting activities to up-skill the local workforce and by improving access to local jobs for local people.

Climatic Change and Energy

6.2.2 Predominately neutral scores were achieved in this category. There were some positive scores owing to the guidance on travel plans potentially minimising the contributions to the causes of climatic change by reducing emissions of greenhouse gases from transport.

Natural Resource Protection and Environmental Enhancement

6.2.3 The SPD achieved mostly positive scores against the SA principles in this section due to the increased level of policy guidance on planning obligations with connection to environmental protection and the natural and built environment.

Sustainable Communities

6.2.4 Mainly positive scores were achieved showing the SPD to be broadly compatible with SA principles. The Planning Obligations SPD will positively contribute towards building sustainable communities through the provision of affordable homes, by improving access to local jobs, goods and services (including training, education and recreational facilities) and by contributing towards the infrastructure that is necessary to support them. In absence of standard formulae and charges officers and developments may have to rely on site by site negotiations to determine contributions. This may take longer to negotiate and may not always be consistent.

6.3 SPD Option 3; SPD with provision for both unique negotiations and standard agreements and clauses that the Council will use in securing planning obligations and standard formulae and charges.

6.3.0 This option would seek to address the overall aim of the SPD which is to provide clarity for developers, the community and Council Officers regarding the basis for negotiating planning obligations. It would also contribute towards achieving the SPD objectives, in particular setting out a scale of standard formulae and charges for needs which may be generated by a development. With comprehensive guidance, in the form of a scale of standard formulae and charges, the time taken to negotiate contributions will be reduced as well as providing greater clarity and consistency for developers and officers in negotiating obligations.

Sustainable Consumption and Production

6.3.1 The SPD achieved a predominantly positive score against the SA principles by potentially increasing the proportion of travel through public transport, cycling and walking (i.e. through travel plans). The knock on effect of this would be to potentially decrease congestion by reducing the need to travel by private car. The SPD will also contribute to increasing Economic Well Being by encouraging a culture of enterprise through supporting activities to up-skill the local workforce and by improving access to local jobs for local people. The requirements as to what is expected from developers in terms of economic well are clearly set out in the SPD and are further supported by standard formulae and charges.

Climatic Change and Energy

6.3.2 Predominately neutral scores were achieved in this category. There were some positive scores owing to the guidance on travel plans potentially minimising the contributions to the causes of climatic change by reducing emissions of greenhouse gases from transport.

Natural Resource Protection and Environmental Enhancement

- 6.3.3 The SPD achieved mostly positive scores against the SA principles in this section due to the increased level of policy guidance on planning obligations with connection to environmental protection and the natural and built environment.

Sustainable Communities

- 6.3.4 Mainly positive scores were achieved showing the SPD to be broadly compatible with SA principles. The Planning Obligations SPD will positively contribute towards building sustainable communities through the provision of affordable homes, by improving access to local jobs, goods and services (including training, education and recreational facilities) and by contributing towards the infrastructure that is necessary to support them. A scale standard formulae and charges has been established with respect of economic well being, affordable housing, education, open space, sport and recreation, therefore negotiations to contribute towards planning obligation will be clear, consistent and streamlined.

6.4 Evaluating the Effects of the Matrices

- 6.4.0 Taking the above analysis into account it is clear that the preferred option for the SPD is 'Option 3 - SPD with provision for both unique negotiations and standard agreements and clauses that the Council will use in securing planning obligations and standard formulae and charges'. This option has proved to be the most positively compatible option when considered against the SA principles. On this basis this option is the most suitable option for the Council to pursue in the forthcoming Planning Obligations SPD.

7. Monitoring the SPD

- 7.0 In order to see whether the Supplementary Planning Document is operating successfully, it will be necessary to monitor planning applications and their outcomes.
- 7.1 Monitoring of Planning Obligations will be undertaken by Dudley Council's Planning Obligations Officer to ensure all obligations are complied with, both by the developer and by the Council. Planning Obligations Monitoring Reports will be presented to the Development Control Committee on an annual basis and will detail;
- Information on the obligations entered into;
 - Financial contributions received;
 - Affordable housing negotiated;
 - Completion of schemes funded from financial contributions.

- 7.2 A monitoring system will also need to be in place to assess whether the objectives of the policies supported by the SPD and the Sustainability Appraisal are being met. It may be that unforeseen adverse effects will be identified calling for remedial action. It may be that the assessments predictions of sustainable effects were inaccurate. Monitoring the application of the SPD should ensure that future predictions can be made more confidently.

Appendix One: Relevant Plans and Programmes

A list of relevant existing plans, programmes and policies is set out below:

Plans, Programmes, Strategies and Initiatives
National
<ul style="list-style-type: none"> • PPS 1: Delivering sustainable communities • PPG 3: Housing • PPS 9: Biodiversity and Geological Conservation • PPS 12: Local Development Frameworks • PPG 13: Transport • PPG 15: Planning and the Historic Environment • PPG17: Planning for Open Space, Sport and Recreation • PPS 22: Renewable Energy • PPS 23: Planning and Pollution Control • PPS24: Planning and Noise • PPG25: Development and Flood Risk • Circular 06/98: Planning and Affordable Housing • Circular 05/05: Planning Obligations
Regional
<ul style="list-style-type: none"> • RSS 11: Regional Spatial Strategy for the West Midlands
Local
<ul style="list-style-type: none"> • Dudley Borough Unitary Development Plan (2005) • Revised Deposit Unitary Development Plan – Sustainability Appraisal (February 2002) • Dudley Borough Challenge – Community Strategy 2005 to 2020 • Dudley MBC, Draft Cultural Strategy, November (2006) • Dudley MBC, Air Quality Annual Report (2004) • Affordable Housing Supplementary Planning Document (2006) • Draft Open Space, Sport and Recreation Supplementary Planning Document (2006) • Draft Parking Standards and Travel Plans Supplementary Planning Document (2006) • Design for Community Safety Supplementary Planning Guidance (2003) • Nature Conservation Supplementary Planning Document (2006) • Historic Environment Supplementary Planning Document (2006)

Appendix Two: Option Matrices (for Options 1 – 3)

DRAFT SPD OPTION 1; No SPD - Continue to negotiate Planning Obligations on a site by site basis.

Plan Objectives	Sustainability Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
To set out the principles that guide the Council's approach to planning obligations	0	X	X	X	0	X	0	0	X	X	X	X	X	X	X	0	X	0	X	X
To set out a scale of standard formulae and charges for a profile of needs that may be generated by a development and to justify these formulae and charges	0	0	0	X	X	X	0	0	0	0	0	0	X	X	X	0	X	X	X	X
To set out the policy basis for the range of planning obligations	0	X	X	X	X	0	0	0	X	X	X	X	X	X	X	0	X	X	X	X

Positive Compatible (+) Broadly Neutral (0) Possible Conflict (x)

DRAFT SPD OPTION 2: SPD with no standard charges, a more general SPD which sets out broad headings for seeking infrastructure and community facilities

Plan Objectives	Sustainability Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
To set out the principles that guide the Council's approach to planning obligations	0	+	+	+	0	+	0	0	+	+	+	+	+	+	+	+	+	+	+	+
To set out a scale of standard formulae and charges for a profile of needs that may be generated by a development and to justify these formulae and charges	0	0	0	X	X	X	0	0	0	0	0	0	X	X	X	0	X	X	X	X
To set out the policy basis for the range of planning obligations	0	+	+	+	+	0	0	0	+	+	+	+	+	+	+	0	+	+	+	+

Positive Compatible (+)

Broadly Neutral (0)

Possible Conflict (x)

DRAFT SPD OPTION 3: SPD with provision for both unique negotiations and standard agreements and clauses that the Council will use in securing planning obligations and standard formulae and charges.

Plan Objectives	Sustainability Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
To set out the principles that guide the Council's approach to planning obligations	0	+	+	+	0	+	0	0	+	+	+	+	+	+	+	+	+	+	+	+
To set out a scale of standard formulae and charges for a profile of needs that may be generated by a development and to justify these formulae and charges	0	0	0	+	+	+	0	0	0	0	0	0	+	+	+	0	+	+	+	+
To set out the policy basis for the range of planning obligations	0	+	+	+	+	0	0	0	+	+	+	+	+	+	+	0	+	+	+	+

Positive Compatible (+)

Broadly Neutral (0)

Possible Conflict (x)