

APPENDIX 4

Local Development Framework

**Developer Contributions Towards Affordable Housing SPD:
Sustainability Appraisal Report**

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Huntingdonshire
district council

**Steve Ingram BA(Hons), BTP, DMS, MRTPI
Head of Planning Services**

Further copies of this document can be obtained from:

Planning Division,
Operational Services Directorate,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon,
PE29 3TN.

Telephone: 01480 388423 / 388424

e-mail: LDF@huntsdc.gov.uk

It can also be viewed on our web site at:

<http://www.huntsdc.gov.uk>

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PART A SUMMARY & OUTCOMES

1. Non-technical summary

- 1.1 This report contains a sustainability appraisal of a Supplementary Planning Document (SPD) on Developer Contributions Towards Affordable Housing. The SPD provides detailed guidance on the Council's requirements for developer contributions to affordable and social housing in association with development.
- 1.2 Sustainability appraisal is a systematic process undertaken during the preparation of a plan or programme. Its role is to assess the extent to which the emerging policies and proposals will help to achieve relevant environmental, social and economic objectives. In doing so it provides an opportunity to consider ways in which the plan or programme can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and addressing any adverse effects that draft policies and proposals might have.
- 1.3 This Sustainability Appraisal Report builds upon a 'Scoping Report' produced to underpin the appraisal of the various plans and SPDs that will comprise Huntingdonshire's Local Development Framework. The Scoping Report should be read in conjunction with the present document.
- 1.4 The appraisal considers two options: the approach taken in the Affordable Housing SPD (of providing detailed guidance on the requirements for developer contributions to affordable and social housing), or not producing an SPD along these lines at all. This limited range of options is justified because it is difficult to conceive of a realistic alternative form that the guidance in the SPD could take.
- 1.5 The options are assessed using a scoring system to gauge their potential impact upon a set of broad environmental, social and economic objectives (which were identified in the Scoping Report). The conclusion from this exercise is that producing the SPD is beneficial for the pursuit of these objectives, compared with the option of not producing guidance on this subject.

2. Difference made by the process

- 2.1 As well as confirming the desirability of producing the SPD, the appraisal indicates that no significant adverse effects are likely to arise should the guidance be adopted. Consequently the appraisal has also helped to confirm that the approach employed in the SPD is appropriate, and has not resulted in any changes being made to the document.

PART B BACKGROUND

3. Purpose of sustainability appraisal

3.1 Sustainability appraisal is a systematic process undertaken during the preparation of a plan or programme. Its role is to assess the extent to which the emerging policies and proposals will help to achieve relevant environmental, social and economic objectives. In doing so, it provides an opportunity to consider ways in which the plan or programme can contribute to improvements in environmental, social and economic conditions, as well as a means of identifying and addressing any adverse effects that draft policies and proposals might have.

3.2 The overall aim of the appraisal process is to help ensure that documents that will form part of Huntingdonshire's Local Development Framework make an effective contribution to the pursuit of 'sustainable development'. The most widely-used definition of this concept is "development that meets the needs of the present without compromising the ability of future generations to meet their own needs"¹.

3.3 This Sustainability Appraisal Report builds upon a 'Scoping Report' produced to underpin the appraisal of the LDF². The Scoping Report should be read in conjunction with the present document as its purpose is to:

- Identify environmental, social and economic objectives contained in other plans and programmes that are relevant to the Local Development Framework;
- Assess the broad environmental, social and economic characteristics of Huntingdonshire, and how these are changing;
- In the light of these reviews, consider key issues and problems that the LDF should address in the pursuit of sustainable development;
- Set out an appropriate framework for carrying out the remainder of the sustainability appraisal process, including objectives against which draft policies and proposals may be assessed, and indicators against which progress towards meeting those objectives can be monitored in future.

3.4 Taken together, the Scoping Report and this Sustainability Appraisal Report are intended to satisfy the requirement for an 'Environmental Report' set out in European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment' (the 'SEA Directive'). Appendix 1 indicates where the information required for the purpose of the Directive can be found.

4. Content & objectives of the SPD

4.1 The Supplementary Planning Document contains the following elements:

- An introductory section, which sets out the document's purpose and outlines recent trends;

¹ World Commission on Environment and Development, 1987.

² *Sustainability Appraisal: Scoping Report* (HDC, 2005).

- A section containing detailed policies and an explanation of and justification for these policies

4.2 The overall purpose of the guidance is to provide detailed guidance of the Council's requirements for developer contributions towards affordable and social housing in association with new development. In more specific terms the guidance seeks to:

- Set out the basis on which affordable housing contributions will be sought
- Indicate the type of affordable housing that will be provided
- Indicate how contributions towards affordable housing should be provided in terms of contributions, phasing and locations

5. Relationship to other plans & programmes

5.1 The production of the Huntingdonshire Local Development Framework needs to take into account a wide range of other plans and programmes. These may contain policy objectives or specific requirements that need to be addressed through DPDs or SPDs. The Scoping Report contains an analysis of relevant documents, but this section highlights those that are most relevant to the Affordable Housing SPD.

5.2 The key policy documents can be grouped into two categories:

- Parts of the statutory Development Plan that the SPD will supplement:
Huntingdonshire Local Plan Alteration 2002 (Huntingdonshire District Council 2002)
- Policy documents that address affordable housing:
Planning Policy Guidance Note 3 (ODPM, 2000)
The East of England Plan (Regional Spatial Strategy 14) (Proposed Changes) (DCLG 2006)
Circular 05/2005 (ODPM, 2005)

5.3 The main concern apparent in these documents is the acute shortage of affordable housing provision and the need to increase the level of provision. The documents recognise that developer contributions are an important component of this provision. In this context the Scoping Report identifies the following target that is relevant to this SPD:

- To provide a wide range of housing to meet the needs of the whole community (including at least 9,500 homes in Huntingdonshire) (PPG3, 2000 & Cambridge Structure Plan, 2003)

6. Baseline conditions and problems

6.1 Part C of the Scoping Report contains an overview of baseline conditions and issues in the district. The section on inclusive communities draws upon the more detailed analysis contained in the *Housing Needs Assessment* (HDC, 2006) and on an assessment of house prices and ratio of house prices and average earnings.

- 6.2 The key issue identified is the shortage of affordable housing for both lower income and middle income groups, there is a substantial backlog of housing need of those on lower incomes and middle income groups are being priced out of the housing market.
- 6.3 The housing needs assessment identifies a shortfall of 585 affordable homes per annum which should be met by social rented housing to address the households in need. Intermediate options should also be used for households who are not in need but who cannot afford owner occupation.
- 7. Appropriate Assessment under Article 6 (3) and (4) of the Habitat Directive 92/43/EEC**
- 7.1 The Habitat Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora requires an Appropriate Assessment (AA) to be completed to assess the impacts of a land-use plan against the conservation objectives of a European Site and to assess whether it would adversely affect the integrity of that site. AA applies to Regional Spatial Strategies (RSSs), transitional plans, Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs).
- 7.2 The Affordable Housing SPD does not address the location or scale of development and relates purely to housing tenure. It is therefore considered that this document would not have an impact on the conservation objectives of any of the European Sites within or adjacent to the district and therefore does not require an Appropriate Assessment.

PART C APPRAISAL METHODOLOGY

8. Approach to sustainability appraisal

- 8.1 The appraisal builds upon two existing bodies of work. The first is the generic Scoping Report produced as the first stage of the appraisal of Huntingdonshire's Local Development Framework. Key parts of that document, relating to the background to sustainability appraisal and relevant issues and objectives, are summarised in this Sustainability Appraisal Report (see Parts B & D). Nonetheless the two reports should be read together, as the Scoping Report forms an integral part of the appraisal process.
- 8.2 The second body of work is the previous appraisal of planning policies on affordable housing which the SPD adds additional detail to. These include³:
- Policies P5/4 and P9/1 in the Cambridgeshire & Peterborough Structure Plan (2003)
 - Policy area H6 and H7 in the Huntingdonshire Core Strategy Submission Document (2006)
- 8.3 As the SPD develops and applies these policy approaches, the results of the previous appraisals have been drawn upon in arriving at the conclusions reached in sections 11 and 12 of the present report. It is recognised however, that the above policies are either not saved or withdrawn.
- 8.4 The appraisal methodology takes into account ODPM guidance on sustainability appraisal⁴. Taken together, the Scoping Report and this Sustainability Appraisal Report are also intended to satisfy the requirement for an 'Environmental Report' set out in European Directive 2001/42/EC '*on the assessment of the effects of certain plans and programmes on the environment*' (the 'SEA Directive')⁵. Appendix 1 indicates where the information required for the purpose of the Directive can be found.
- 8.5 The Scoping Report contains a set of high-level 'appraisal objectives' for use in assessing the potential effect of emerging policies on environmental, social and economic conditions. These were derived from existing published objectives and a review of relevant international, national, regional and local plans and strategies. The appraisal objectives are reproduced in Appendix 2. In addition, more detailed 'appraisal questions' were used to provide more specific criteria for judging emerging policies against the objectives, and these are also set out in Appendix 2.

³ For the appraisal of these policies please refer to the following:

- *Cambridgeshire & Peterborough Structure Plan Review: Sustainability Appraisal Stage 3 – Deposit Draft Plan* (Land Use Consultants et al, 2002)
- *Sustainability Appraisal / Strategic Environmental Assessment of the Preferred Options for the Core Strategy Development Plan Document: Draft Final Sustainability Report* (Scott Wilson, 2005)

⁴ *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks* (ODPM, 2005) and *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks: Interim Advice Note on Frequently Asked Questions* (ODPM, 2005)

⁵ The relationship between sustainability appraisal (SA) and SEA is explained in section 2 of the Scoping Report.

- 8.6 A scoring system has been used to record the likely nature, impact and potential significance of the SPD upon each of the appraisal objectives, and is explained in section 11. This is supported by a more generalised analysis of cumulative and other impacts.

9. Production and consultation

- 9.1 The baseline methodology and tables contained in the Scoping Report were developed by the Development Plans Section of the District Council, with assistance from South Cambridgeshire District Council and Cambridgeshire County Council. The appraisal of the SPD on Affordable Housing contained in the present report was also undertaken by the Development Plans Section, and employs techniques used by Scott Wilson for the appraisal of the Core Strategy DPD.
- 9.2 Section 6 of the Scoping Report details the consultation that was carried out during its preparation. In addition, consultation on the intended approach to the preparation of this appraisal report took place with the four 'consultation bodies' named in the Regulations implementing the SEA directive during summer 2006. The agencies involved were the Environment Agency, English Nature, the Countryside Agency and English Heritage. These agencies were consulted during February 2007 as part of the preparation of the Council's Core Strategy and other documents.
- 9.3 No issues arose as a result of this consultation.

10. Difficulties and limitations

- 10.1 The baseline situation is reasonably well documented in terms of identified housing need. The main difficulty in conducting the appraisal is assessing the impact of the SPD as it does not include scale or location of development. The impact of the policies will be dependent upon the number of affordable homes achieved. The SPD does not define what development will occur, where or on what timescale.
- 10.2 In view of this the appraisal adopts a qualitative approach that takes into account the likely directions of change as a result of implementing the SPD.

PART D SPD OPTIONS & EFFECTS

11. Alternatives identified

11.1 Only one alternative option to the approach taken in the Affordable Housing SPD has been identified, and would involve not producing an SPD at all. Within the context of the objectives that it seeks to pursue (paragraph 4.2 above), and the emphasis in other plans and programmes on Developer Contributions to Affordable Housing, it is difficult to conceive of a realistic alternative form that the guidance in the SPD could take.

12. Likely significant effects

12.1 The scoring system used to assess the potential effect of the SPD (and, alternatively, of not producing the SPD) is set out in Table 1 below. This system was employed by Scott Wilson for the appraisal of the Council's Core Strategy Development Plan Document (which the SPD will supplement).

Table 1: Assessment scoring symbols

Symbol	Likely effect against upon appraisal objectives
+++	Strong and significant beneficial impact
++	Potentially significant beneficial impact
+	Policy supports this objective although it may have only a minor beneficial impact
~	1. Policy has no impact; or 2. Effect is neutral insofar as the benefits and drawbacks appear equal and neither is considered significant (this is indicated in comments)
?	Uncertain or insufficient information on which to determine base the assessment at this stage
-	Policy appears to conflict with the objective and may result in adverse impacts
--	Potentially significant adverse impact
---	Strong and significant adverse impact

12.2 The result of applying this system to the options identified is set out in Tables 2A (which considers the potential effects of the SPD) and 2B (which considers the 'no SPD' alternative).

12.3 The key issue in relation to whether the SPD is produced or not is the likely effect on the provision of affordable homes. The advantage of the SPD is that it provides clear guidance on how affordable housing should be provided and in what form. The SPD will ensure that affordable housing is appropriately distributed and phased in new development and will help ensure the appropriate type of affordable housing is provided.

12.5 Tables 2A and 2B enable short, medium and long-term effects to be differentiated, although no significant variations over time have been identified. In terms of secondary, cumulative and synergistic effects, facilitating Affordable Housing should bring secondary benefits through assisting social inclusion and in improving the health of the population.

13. Mitigation measures and monitoring

- 13.1 The analysis in the preceding section indicates that producing the SPD is clearly more beneficial for the pursuit of environmental, social and economic objectives than not producing it. Moreover, no significant adverse effects have been identified as likely to result from this option, so no mitigation measures are required.
- 13.2 A monitoring framework has been developed to help assess the implementation and effects of the policies and proposals that form part of the Local Development Framework (including the Affordable Housing SPD). Appropriate indicators and analysis will be contained in the Annual Monitoring Report.

Table 2A: Appraisal of SPD proposals

Option 1		Produce Affordable Housing SPD		
Summary of option: Provides guidance on the provision of affordable housing and the level of contributions required by the Council				
Appraisal objectives <i>[paraphrased in some cases]</i>	Impact			Supporting comments
	Short	Med.	Long	
<i>1.1 Minimise irreversible loss of undeveloped land</i>	~	~	~	
<i>1.2 Reduce use of non-renewable energy sources</i>	~	~	~	
<i>1.3 Limit water consumption to sustainable levels</i>	~	~	~	
<i>2.1 Avoid damage to designated sites and protected species</i>	~	~	~	
<i>2.2 Maintain and enhance the viability of habitats & species</i>	~	~	~	
<i>2.3 Improve opportunities for access to wild places</i>	~	~	~	
<i>3.1 Avoid damage to protected sites and historic buildings</i>	~	~	~	
<i>3.2 Maintain and enhance landscape and townscape</i>	~	~	~	It is the quality of the housing that determines this rather than the tenure
<i>3.3 Create spaces and places that work well</i>	+	++	++(+)	The policy relating to distribution of affordable housing through out the site will contribute towards creating places where people want to live and will assist social inclusion
<i>4.1 Reduce greenhouse gases and levels of other pollutants</i>	~	~	~	
<i>4.2 Minimise production of waste and support recycling</i>	~	~	~	
<i>4.3 Limit / reduce vulnerability to climate change effects</i>	~	~	~	
<i>5.1 Maintain and enhance human health</i>	+	+(+)	++	Provision of affordable housing will contribute towards human health by providing homes for those unable to access the housing market. The rate of improvement will depend upon how many homes are build
<i>5.2 Reduce crime and the fear of crime</i>	+	+	+	Contributes towards an inclusive community
<i>5.3 Improve quantity / quality of public open space</i>	~	~	~	
<i>6.1 Improve quality, range and accessibility of services, etc.</i>	~	~	~	
<i>6.2 Redress inequalities in age, gender, race, income, etc.</i>	++	+++	+++	Provision of affordable housing will contribute towards reducing inequalities, policies on the distribution of Affordable Housing within developments will help prevent divisions being created by the two types of housing (market and affordable) and will help ensure that affordable housing is not placed in the worst served parts of the site. The policy on phasing will also ensure that the provision of affordable housing is not delayed and so differences in the two types of housing are not obvious.
<i>6.3 Ensure everyone has access to affordable housing</i>	+++	+++	+++	The primary purpose of the SPD
<i>6.4 Encourage / enable active community involvement</i>	~	~	~	

<i>7.1 Help people gain satisfying work reflecting circumstances</i>	+	++	+++	Provision of affordable housing will help local people remain in the area and will contribute towards the local labour pool
<i>7.2 Appropriate investment in people, infrastructure, etc.</i>	(++)	(++)	(++)	Supportive of investment in social and physical infrastructure
<i>7.3 Improve the efficiency and vitality of the local economy</i>	+	+	+	See comments for 7.1

Assessment summary: Producing the SPD is clearly sustainable and provides significant benefits in terms of reducing inequalities and in providing affordable housing. There are no obvious drawbacks to this approach

Proposed changes: None required

Table 2B: Appraisal of potential effects of not producing the SPD

Option 2		No SPD			
Summary of option: Providing no guidance on the provision of affordable housing and developer contributions other than that provided in policies AH1-4 in the Local Plan Alteration and policies P5/4 and P9/1 in the Cambridgeshire & Peterborough Structure Plan					
Appraisal objectives <i>[paraphrased in some cases]</i>	Impact			Supporting comments	
	Short	Med.	Long		
<i>1.1 Minimise irreversible loss of undeveloped land</i>	~	~	~		
<i>1.2 Reduce use of non-renewable energy sources</i>	~	~	~		
<i>1.3 Limit water consumption to sustainable levels</i>	~	~	~		
<i>2.1 Avoid damage to designated sites and protected species</i>	~	~	~		
<i>2.2 Maintain and enhance the viability of habitats & species</i>	~	~	~		
<i>2.3 Improve opportunities for access to wild places</i>	~	~	~		
<i>3.1 Avoid damage to protected sites and historic buildings</i>	~	~	~		
<i>3.2 Maintain and enhance landscape and townscape</i>	~	~	~	It is the quality of the housing that determines this rather than the tenure	
<i>3.3 Create spaces and places that work well</i>	~	~	~		
<i>4.1 Reduce greenhouse gases and levels of other pollutants</i>	~	~	~		
<i>4.2 Minimise production of waste and support recycling</i>	~	~	~		
<i>4.3 Limit / reduce vulnerability to climate change effects</i>	~	~	~		
<i>5.1 Maintain and enhance human health</i>	+	+(+)	++	Provision of affordable housing will contribute towards human health by providing homes for those unable to access the housing market. The rate of improvement will depend on how many homes are built	
<i>5.2 Reduce crime and the fear of crime</i>	~	~	~		
<i>5.3 Improve quantity / quality of public open space</i>	~	~	~		
<i>6.1 Improve quality, range and accessibility of services, etc.</i>	~	~	~		
<i>6.2 Redress inequalities in age, gender, race, income, etc.</i>	++/--	++/--	++/--	Existing policies for affordable housing will contribute towards redressing inequalities. Without further guidance providing the phasing and distribution of affordable housing within the site there is a risk that divisions between market and affordable housing could be created	
<i>6.3 Ensure everyone has access to affordable housing</i>	++	++	++	The existing policies will contribute towards the provision of affordable housing	
<i>6.4 Encourage / enable active community involvement</i>	~	~	~		
<i>7.1 Help people gain satisfying work reflecting circumstances</i>	+	++	+++	Provision of affordable housing will help local people remain in the area and will contribute towards the local labour pool	
<i>7.2 Appropriate investment in people, infrastructure, etc.</i>	(++)	(++)	(++)	Supportive of investment in social and physical infrastructure	
<i>7.3 Improve the efficiency and vitality of the local economy</i>	+	+	+	See comments for 7.1	
Assessment summary: This approach would be less sustainable than producing the SPD as the					

impact on the provision of affordable housing and on reducing inequalities would be less positive without the additional policies provided in the SPD

Proposed changes: Not applicable; option should not be pursued

Appendix 1: Compliance with the requirements of the SEA Directive

The table below indicates where the material required for the purposes of Article 5(1) of the SEA Directive (2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment') may be found within the present document and the Scoping Report that supports it.

Requirement of SEA Directive	Location in SA report	Location in Scoping Report
Contents and main objectives of the plans or programme, and relationship with other relevant plans/programmes	Sections 4 & 5	N/A
Relevant aspects of the current state of the environment and its likely evolution without the implementation of the plan	Section 6	Part C & Appendix 6
The environmental characteristics of the areas likely to be significantly affected	Section 6	Part C & Appendix 6
Any existing environmental problems, in particular those relating to areas of particular environmental importance	Section 6	Part C & Appendix 6
Relevant environmental protection objectives established at international, EU or national levels, and how they have been taken into account	Section 5	Appendices 2 & 5
The likely significant effects on the environment [of the plan or programme], including secondary and cumulative effects	Section 12	N/A
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment	Section 13	N/A
An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken, including any problems encountered	Sections 8-11	N/A
A description of the measures envisaged concerning monitoring	Section 13	N/A
A non-technical summary of the above	Section 1	N/A

Appendix 2: Sustainability appraisal objectives and appraisal questions

Sustainability appraisal topic	Sustainability appraisal objectives	Appraisal questions (decision-making criteria)
Land and water resources	1.1 Minimise the irreversible loss of undeveloped land and productive agricultural holdings	Will it use land that has been previously developed? Will it use land efficiently? Will it protect the best and most versatile agricultural land?
	1.2 Reduce the use of non-renewable energy sources	Will it reduce emissions of greenhouse gases by reducing energy consumption? Will it lead to an increased proportion of energy needs being met from renewable sources?
	1.3 Limit water consumption to levels supportable by natural processes and storage systems	Will it reduce water consumption? Will it conserve ground water resources?
Biodiversity	2.1 Avoid damage to designated sites and protected species	Will it protect sites designated for their nature conservation interest? Will it help achieve Biodiversity Action Plan targets?
	2.2 Maintain and enhance the range and viability of characteristic habitats and species	Will it conserve species, reverse their decline, and help to enhance diversity? Will it reduce habitat fragmentation?
	2.3 Improve opportunities for people to access and appreciate wildlife and wild places	Will it improve access to wildlife, and wild places? Will it maintain and, where possible, increase the area of high-quality green space in the district? Will it promote understanding and appreciation of wildlife?
Landscape, townscape and archaeology	3.1 Avoid damage to protected sites and historic buildings	Will it protect or enhance sites, features or areas of historical, archaeological, or cultural interest (including conservation areas, listed buildings, historic parks and gardens and scheduled ancient monuments)?

Sustainability appraisal topic	Sustainability appraisal objectives	Appraisal questions (decision-making criteria)
	3.2 Maintain and enhance the diversity and distinctiveness of landscape and townscape character	<p>Will it maintain and enhance the diversity and distinctiveness of landscape and townscape character?</p> <p>Will it protect and enhance open spaces of amenity and recreational value?</p> <p>Will it maintain and enhance the character of settlements?</p>
	3.3 Create places, spaces and buildings that work well, wear well and look good	<p>Will it improve the satisfaction of people with their neighbourhoods as places to live?</p> <p>Will it lead to developments built to a high standard of design?</p>
Climate change and pollution	4.1 Reduce emissions of greenhouse gasses and other pollutants (including air, water, soil, noise, vibration and light)	<p>Will it reduce emissions of greenhouse gases?</p> <p>Will it improve air quality?</p> <p>Will it reduce traffic volumes?</p> <p>Will it reduce levels of noise or noise concerns?</p> <p>Will it reduce or minimise light pollution?</p> <p>Will it reduce diffuse and point source water pollution?</p>
	4.2 Minimise waste production and support the recycling of waste products	<p>Will it reduce household waste?</p> <p>Will it increase waste recovery and recycling?</p>
	4.3 Limit or reduce vulnerability to the effects of climate change (including flooding)	<p>Will it minimise risk to people and property from flooding, storm events or subsidence?</p> <p>Will it improve the adaptability of buildings to changing temperatures?</p>
Healthy communities	5.1 Maintain and enhance human health	<p>Will it reduce death rates?</p> <p>Will it encourage healthy lifestyles, including travel choices?</p>

Sustainability appraisal topic	Sustainability appraisal objectives	Appraisal questions (decision-making criteria)
	5.2 Reduce and prevent crime, and reduce the fear of crime	Will it reduce actual levels of crime? Will it reduce the fear of crime? Will it contribute towards an inclusive community?
	5.3 Improve the quantity and quality of publicly accessible open space	Will it increase the quantity and quality of publicly accessible open space?
Inclusive communities	6.1 Improve the quality, range and accessibility of services and facilities (e.g. health, transport, education, training, leisure opportunities)	Will it improve the availability of key local services and facilities, including health, education and leisure (shops, post offices, pubs etc.)? Will it improve accessibility by means other than the car? Will it support and improve community and public transport?
	6.2 Redress inequalities related to age, gender, disability, race, faith, location and income	Will it improve relations between people from different backgrounds or social groups? Will it reduce poverty and social exclusion for those areas and groups most affected? Will it promote accessibility for all members of society, including the elderly and disabled?
	6.3 Ensure all groups have access to decent, appropriate and affordable housing	Will it support the provision of a range of house types and sizes, including affordable and key worker housing, to meet the identified needs of all sectors of the community? Will it reduce the number of unfit homes? Will it address the particular needs of the travelling community?
	6.4 Encourage and enable the active involvement of local people in community activities	Will it increase the ability of people to influence decisions? Will it encourage engagement with community activities?

Sustainability appraisal topic	Sustainability appraisal objectives	Appraisal questions (decision-making criteria)
Economic activity	7.1 Help people gain access to satisfying work appropriate to their skills, potential and place of residence	<p>Will it encourage businesses development?</p> <p>Will it support the growth of sectors that offer scope to reduce out-commuting?</p> <p>Will it improve access to employment, particularly by means other than the private car?</p> <p>Will it encourage the rural economy and support farm diversification?</p>
	7.2 Support appropriate investment in people, places, communications and other infrastructure	<p>Will it assist the provision of appropriate land and premises for business activity?</p> <p>Will it support provision of key communications infrastructure?</p> <p>Will it improve access to education and training, and support provision of skilled employees to the economy?</p>
	7.3 Improve the efficiency, competitiveness, vitality and adaptability of the local economy	<p>Will it facilitate business development and enhance competitiveness?</p> <p>Will it enable tourism opportunities to be exploited?</p> <p>Will it support the vitality and viability of market town centres?</p>