

**Supplementary Planning Document:
District Wide Affordable Housing**

Sustainability Appraisal Scoping Report

Draft for Consultation

INTRODUCTION

- 1.1 City of Bradford Metropolitan District Council is preparing a Supplementary Planning Document (SPD) for the provision of affordable housing across the district as part of the Local Development Framework (LDF). The SPD is linked to Policies H9 and H10 of the Replacement Unitary Development Plan adopted in October 2005. It will provide clear and accountable guidance for developers in terms of the Council's requirement for affordable housing to be provided across the district.
- 1.2 In accordance with the Planning and Compulsory Purchase Act 2004, Bradford Council is required to undertake a Sustainability Appraisal (SA) of the District Wide Affordable Housing SPD. The SA will identify and report on the likely significant effects of the SPD and the extent to which implementation of the SPD will achieve the social, environmental and economic objectives by which sustainable development can be defined. The SA for the SPD will be carried out in line with those sustainability objectives used for the sustainability appraisal for the Replacement UDP. Sustainability Appraisal aims to promote better integration of sustainability objectives in the preparation and adoption of local development documents¹.
- 1.3 There is also a requirement for the Council to comply with the European Directive 2001/42/EC and undertake a Strategic Environmental Assessment (SEA) for those plans which are likely to have significant effects on the environment. The requirements of the SEA Directive can be incorporated into the Sustainability Appraisal of the SPD. SA and SEA are not dissimilar; the aims for both are to try to ensure that plans and policies aid in the implementation of sustainable development objectives. SEA concentrates on ensuring that environmental issues have been taken into account during the plan preparation and also on minimising the environmental effects of the plans and policies. Whilst the SA also aims to minimise the impact on the environment, it has a wider remit and incorporates social and economic objectives.
- 1.4 In 2005, the Government published guidance on how to carry out Sustainability Appraisals for documents in the new planning framework –

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

Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents. There are several stages of the SA process, and for the first stage, the Council must prepare a Scoping Report which sets out the context of the SPD in relation to other plans and policies at a local, regional, national level and possibly European level; establishes the baseline information and decides on the scope of the SA.

1.5 Stages of the Sustainability Appraisal:

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

This document represents Stage A of the process.

2.0 RELEVANT PLANS, POLICIES AND PROGRAMMES

The following policies and plans have been reviewed to identify any relevant relationships between the SPD and other strategies and sustainability objectives.

Relevant Plan or Programme	Key Objectives or requirements of relevant plan and SA	Implications for the SPD
Planning Policy Statement 1 – Creating Sustainable Communities (ODPM, 2005)	Sustainable development through social justice, environmental protection, resource and energy management.	The provision of affordable housing can be used to create mixed communities which are more sustainable communities.
Planning Policy Statement 3: Housing (DCLG, 2006)	Housing suitable for all, the creation of mixed communities, and re-use of buildings and land.	The SPD will help to deliver the provision of affordable housing units, thereby encouraging the creation of more sustainable mixed communities.
Delivering Affordable Housing (DCLG, 2006)	To provide equal access of opportunity to an affordable house within a sustainable mixed community. There is a need to widen choice of housing, in terms of tenure and price.	The SPD aims to provide an opportunity for all people to live within the district.
Securing the Future: Delivering UK Sustainable Development Strategy (2005)	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.	The SPD is seeking to promote the creation of mixed communities, thereby enhancing equality of opportunity to housing for all sections of the community.
Code for Sustainable Homes: a step-change in sustainable home building practice (DCLG, 2006)	Used to guide the industry in terms of the design and construction of sustainable homes. It is a standard for key elements of design and construction which affect the sustainability of a new home.	More sustainable areas in which to live, promote health and well-being of local people, as well as having a positive effect on the environment.

	It will promote improved health and well-being for all.	
Regional Spatial Strategy: Yorkshire and the Humber Plan (2008)	Create mixed communities through provision of affordable housing (Policy H4/H5). The RSS positions housing as a crucial element of sustainable communities. It aims to provide sufficient new homes catering for mixed incomes, renew and regenerate neighbourhoods and improve housing standards.	The SPD will enable the creation of mixed communities in a housing market currently inaccessible to those on lower incomes.
Regional Sustainable Development Framework Update 2003-2005 (YHA)	Essentially to ensure that sustainable development is at the centre of policy and decision-making at all levels throughout the region.	The provision of affordable housing can improve social equality and the quality of life for all.
Bradford District Replacement UDP (CBMDC, 2005)	Provides the current planning framework for the Bradford District.	The higher level policy for the SPD is set out in the RUDP and has already been subject to a Sustainability Appraisal.
Joint Housing Strategy for Bradford 2003-2010 (CBMDC & Bradford Housing Partnership)	Sufficient supply of homes and affordable homes. High quality housing. Residential areas to be safe and cohesive.	The need for high quality housing and environment, and a sufficient supply of housing for all communities.
Bradford District Community Strategy 2006-2009 (CBMDC)	Provides the framework to help promote and improve the social, economic and environmental well-being of present and future generations.	The provision of affordable housing will be used to help deliver the aims of the Bradford Community Strategy.
Bradford District Draft Corporate Plan 2006/2008 (CBMDC)	The priorities are: educating and supporting children, creating a more prosperous District, creating safer and stronger communities, improving the environment,	The provision of affordable housing can be used to help deliver the Council's Corporate Priorities.

	improving the health of communities and enhancing choice for older people, and improving customer services.	
--	---	--

3.0 BASELINE INFORMATION

3.1 The SEA Directive and good practice guide require baseline information on which to assess the impacts and effectiveness of policies and plans to be included in the Scoping Report. Comprehensive baseline information has been developed as part of the Sustainability Appraisal Framework for the LDF.

3.2 Bradford Council has produced a Local Housing Assessment 2008 for the District. Areas that are important to the preparation of the SPD include local demographics, the current housing market, future development activity, and issues of affordability. This information will be added to the Sustainability Appraisal Framework for the LDF when it is updated.

3.3 Demographics

The population of Bradford as recorded by Census 2001 was 467,665. (This has now grown to 493,000- Mid 2006 ONS Estimates). Bradford's population is skewed to younger age groups (particularly under 15 year olds) with an under representation of residents aged 45+. The White population is the majority ethnic group but forms a smaller proportion of the population than elsewhere in the region and indeed the sub-region. Population projections predict that the BME population will grow significantly over future years. Bradford district had 180,246 households according to the census in 2001.

3.4 Current Provision

The total supply of housing stock has been steadily increasing over the years with the bulk of the supply coming from the private sector averaging approximately 83% of the total housing stock of 202,813 in 2007. In March 2002 66% of Bradford's Council tenants voted in favour of transferring the ownership and management of their homes by LSVT to Bradford Community Housing Trust Group (BCHT).

Housing supply over the last three years has been growing at the rate of around 0.7% (1,400 properties) per year, of which the majority (1,200 properties) has been private sector housing. The 200 social sector new builds per year has had little net effect due to demolitions and the continued impact of Right-to-Buy sales. The stock profile in 2007 is as follows:

- Private sector - 83% (168,971 properties);
- RSL - 17% (33,842 properties); which includes LSVT – 10% (23,374 properties).

3.5 Location

The distribution of house prices across the district shows higher house prices in Ilkley, Wharfedale, Bingley and Baildon; and significantly lower prices around the inner city areas. However, the city centre can be identified as a very small hot-spot of higher house prices. The significant variations across the district mean that while certain areas would be affordable for first-time buyers and households with an average income, others are clearly out of reach.

Areas of Bradford identified as suffering particularly from affordability pressures include:

- Wharfedale;
- Airedale;
- The Worth Valley; and
- Some localised areas of outlying suburbs of Bradford.

The inner suburbs of Bradford suffer from higher levels of overcrowding than other areas of the district due to a coalescence of small properties and large household sizes.

3.6 The Housing Market

Bradford consists of a range of complex and diverse housing markets, and although many areas have healthy housing markets others exhibit symptoms of fragility, which might be exposed in the event of a market downturn. The mean average house price for Bradford in 2006 was £135,905. This showed an increase of 10.5% over 2005 prices.

Household growth in Bradford District over the period to 2021 is likely to be at the rate of between 2,000 – 2,450 additional households per year on average. The District's B&ME community is the major driver of population and household growth. Demand for market housing is likely to be in the region of 1,000 – 1,400 additional homes per year, again depending on the source of the populations and household forecasts.

3.7 Future Trends

Major economic growth and restructuring within the Leeds City Region is forecast to continue. Consequently, regional and sub-regional strategies are being developed to ensure that a housing offer to meet the needs and aspirations of new workers is put in place. Restructuring of the economy, in particular continued decline of traditional industries accompanied by growth of knowledge intensive and high-tech sectors, will be a major housing market driver in Bradford.

The Yorkshire and Humber Plan 2008 has significantly raised house-building targets across the region. The Secretary of States Modifications resulted in requiring Bradford to provide 54,000 homes over the next 20 years representing almost a doubling of the annual target from 1390 to around 2700.

3.8 Affordability Issues

Affordability ratios for Bradford are slowly increasing, though are still below those of West Yorkshire and the Region. The mean affordability ratio across the district was 4.6 in 2006. Household incomes are increasing; however average house prices are growing more rapidly particularly at the extremes of the market. This disparity has serious implications for affordability, especially at the lower end where households may, in the future, face being priced out of the market. Increased future demand may fuel further widening of the affordability gap.

Average Housing Association Rents were £51 per week (2005/06). At £109 per week (2005) average private sector rents were more than double those of the Housing Association sector, although there is significant variation in private rental costs based on areas and size and quality of property. The higher costs of market rents make this sector unaffordable for lower income households, particularly larger households.

The annual shortfall of affordable housing supply is currently estimated to be in the region of 1,150 – 1,400 units per year.

3.9 Local housing Assessment

The following table summarises the main findings of the Bradford Local Housing Assessment 2008 relating to affordable housing need.

Table 1. Needs Assessment Table

Element and step in calculation	Notes	Final Number
C: CURRENT NEED - Backlog of Existing Need		
1. Existing households in need of alternative housing.	Housing Register - Homehunter CBL	(total on homehunter list) 53,663 * 25% (Homehunter correction factor) = 13,194
2. <i>Plus</i> current non-households in need	Housing Register - Homehunter CBL Priority homeless in temporary accommodation; Hostel move-on needs; Homeless agencies data.	N/A
3. <i>Minus</i> cases where they can afford to meet their needs in the market	Housing Register - Homehunter CBL	(Proxy 30%) = 3,958
4. <i>Equals</i> total current housing need	1 + 2 - 3	9236
A: AVAILABLE STOCK TO OFFSET NEED		
5. Current occupiers of affordable housing in need.	Housing Register - Homehunter CBL registered currently in social housing tenancy	13,898 (Homehunter currently in RSL or LA tenancy) * 25% (Homehunter Correction Factor) = 3,417
6. <i>Plus</i> surplus stock	Local Authority records - BCHT & other HAS.	82
7. <i>Plus</i> committed supply of new affordable units.	Development programmes of LAs and HAS, including conversions and intermediate housing products. Regeneration schemes	219 (NAHP) 194 (PPG3) = 415
8. <i>Minus</i> planned units to be taken out of management	Development programmes of LAs and HAS, Regeneration schemes	258
9. <i>Equals</i> total available stock to meet current need	5 + 6 + 7 - 8	3,656
10. <i>Equals</i> total Current need	4 - 9	5,580
11. <i>Times</i> quota progressively to reduce level of current need	Policy judgement	10.0%
12. <i>Equals</i> annual need to reduce level of current need	10 x 11	558
N: NEWLY ARISING NEED		
13. New household formation (gross p.a.)		1,859
14. <i>Times</i> proportion unable to buy or rent in the market	Secondary data sources on household incomes and income proxies; establishing entry level rents and property prices	43% earn less than £20K
15. <i>Plus</i> existing households falling into need	Numbers joined housing register within last year who were already householders LA data on households recently housed outside normal housing register, or where entered register within last year.	9,785 * 25% (Homehunter Correction factor) = 2,406
16. <i>Minus</i> potential out-migrants unable to afford market housing.	Census data as a proxy	377
17. <i>Plus</i> in-migrants unable to afford market housing.	Census data as a proxy	351
18. <i>Equals</i> newly arising need	(13 x 14) + 15 - 16 + 17	3,179
S: SUPPLY OF AFFORDABLE UNITS per year		
19. Net supply of social re-lets	Lettings / voids system for LA and HAS CORE data for HAS, HSSA data	2,605
20. <i>Plus</i> supply of intermediate housing available for relet or resale at sub market levels	LA and HA Lettings / voids system and data on resales of sub-market LCHO or shared equity schemes.	N/A
21. <i>Equals</i> affordable supply	19 + 20	2,605
NET SHORTFALL OR SURPLUS		
22. Overall shortfall or surplus	12 + 18 - 21	1,132

Source: Local Housing Assessment 2008

4.0 SUSTAINABILITY ISSUES ASSOCIATED WITH THE DISTRICT WIDE AFFORDABLE HOUSING SPD

4.1 Identifying sustainability issues is an opportunity to define key issues within Bradford and improve the sustainability objectives. The identification of sustainability issues also provides useful information for the SA process itself. The identification of sustainability issues meets the requirements of the SEA Directive to identify any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance.

4.2 The Affordable Housing SPD aims to provide guidance in terms of the Council's approach to the provision of affordable housing across the District. The SPD will be the main mechanism used to create mixed and more sustainable communities. The text below highlights any key sustainability issues which should be taken into account when preparing the SPD.

4.3 Effective Protection of the Environment

Integrating affordable housing units into residential developments, which are going to be constructed anyway, will not have an additional impact on the environment in terms of building on more land. However, it is likely that residential development will take place on previously developed land and in sustainable locations as supported by policies in the RUDP and RSS.

4.4 Prudent Use of Natural Resources

It is likely that the implementation of the SPD will not have a detrimental effect on the environment. House building is an inevitable occurrence, but the use of the Code for Sustainable Homes introduced by Government in 2006 will help to minimise the effect that house building has on natural resources. The Council has also published a Sustainable Design Guide Supplementary Planning Document which encourages development in line with sustainable design principles, which include using environmentally friendly materials, maximising the energy efficiency of buildings and ensuring the existing built fabric is re-used as far as possible.

4.5 **Social Progress which Recognises the Needs of Everyone**

The guidance in the SPD will improve social equity in terms of access to the district's housing markets. The provision of affordable units within developments will help create mixed communities, enabling those on lower incomes to access home ownership across the district. Mixed communities are recognised by the Government as being more sustainable in the longer term and socially inclusive.

4.6 **Maintenance of High and Stable Levels of Economic Growth and Employment**

The provision of affordable housing through the implementation of this SPD will enable those on lower incomes to remain in the area close to employment and other facilities. The baseline information highlights predicted major economic growth and restructuring within the Leeds City Region. The SPD will help support this by providing affordable homes and supporting mixed communities across the district.

Table 2. Key Sustainability Issues for the SPD

Key Issues	Description	How can the SPD address this?
Providing affordable housing across the district	There is an identified need for affordable housing provision across the District, with particular high affordability pressures in Wharfedale, Airedale and the Worth Valley. This need is currently not being met.	The SPD will help to ensure that the opportunities to secure affordable housing through future residential development are maximised, in particular, in areas with high affordability pressures.
Provide a mixture of housing types	There is a need to provide a more appropriate housing mix to meet local requirements, support sustainable communities and support economic growth.	The SPD will help to ensure that any future affordable housing secured will meet identified needs and help ensure a wide range of people can access a range of housing types.
Promote vibrant sustainable communities	There is a need to support sustainable communities with high quality developments that meet the needs of local people, in locations of identified need.	The SPD will help to ensure a sufficient supply of affordable housing in locations across the district and the creation of mixed sustainable communities.

5.0 SUSTAINABILITY FRAMEWORK

5.1 Sustainability Appraisal for the Replacement Unitary Development Plan

The Sustainability Appraisal for the First Deposit Replacement Unitary Development Plan (RUDP) for the Bradford District was completed in June 2001, as set out in the Background Document: No.2 Sustainability Appraisal. A second Appraisal was published in July 2002 for the Second Deposit Replacement UDP. The process, in line with Government guidance, highlighted the importance of implementing national and regional policies at the local level; *A Better Quality of Life – A Strategy for Sustainable Development* (1999) sets out four national sustainable development objectives:

- Social progress which recognises the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources; and
- Maintenance of high and stable levels of economic growth and employment.

5.2 In 2005, the Department for Environment, Food and Rural Affairs (DEFRA) published a further strategy for sustainable development with five new objectives; 'living within environmental limits, ensuring a strong, healthy and just society, achieving a sustainable economy, promoting good governance and using sound science responsibly'². Although the Council acknowledges the recent strategy, the underlying principles of sustainable development remain the same. The Sustainability Appraisal identified both positive and negative impacts that these policies would have on reaching the four sustainable development objectives as established by the Government. It also looked at the RUDP's impact on all aspects of the environment as well as economic and social considerations.

5.3 Methodology for the Sustainability Appraisal of the SPD

The appraisal for the SPD will use the same sustainability objectives that have been used to assess the RUDP. It was felt more appropriate to appraise the SPD against sustainability objectives that were used for the Sustainability Appraisal of the Replacement UDP as the SPD is linked to the

² DEFRA (2005) Securing the Future: delivering UK sustainable development strategy

saved Policies H9 and H10. The objectives include the four listed above but also include some components devised by the Council.

Effective Protection of the Environment

- Built environment and urban land use
- Cultural heritage
- Open space
- Health and safety
- Countryside/rural areas
- Water quality, resource and supply
- Air quality

Prudent Use of Natural Resources

- Agriculture, forestry and soil
- Biodiversity
- Minerals
- Waste
- Energy
- Transport – movement
- Transport – mode

Social Progress Which Recognises the Needs of Everyone

- Access
- Equity and equality of opportunity
- Housing

Maintenance of High and Stable Levels of Economic Growth and Employment

- Employment/local economy

SUSTAINABILITY OBJECTIVES AND INDICATORS

A. EFFECTIVE PROTECTION OF THE ENVIRONMENT

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
1	Built Environment and Urban Land use.	<ul style="list-style-type: none"> ♦ Make urban areas more attractive through good design. ♦ Make full and effective use of land and buildings in urban areas. 	<ul style="list-style-type: none"> ♦ Promote use of previously developed sites. ♦ Promote reuse and maintenance of existing buildings. ♦ Promote effective use of existing infrastructure. ♦ Promote good quality design/enhance appearance of places. 	<ul style="list-style-type: none"> ♦ Is the site Greenfield or brownfield? ♦ Is the site vacant or underused? ♦ Would it potentially create an attractive environment for living and working? ♦ Would development on the site increase the potential for existing buildings and structures (whether listed or not) to be refurbished and reused? ♦ Is it close to existing built form and infrastructure (e.g. services such as water, sewers, education and health)? Would it make use of spare capacity or help pay for its renewal?
2	Cultural Heritage	<ul style="list-style-type: none"> ♦ Enhance townscape value and add to the cultural legacy of the District, through quality new development. ♦ Safeguard buildings, areas, landscapes and features of historic and archaeological importance. 	<ul style="list-style-type: none"> ♦ Conserve the character of cities, town and villages. ♦ Protect features and promote development of a higher townscape quality. ♦ Preserve listed buildings, other historic buildings of local importance, and preserve and enhance conservation areas and historic parks and gardens. ♦ Preserve ancient monuments and other archaeological sites. 	<ul style="list-style-type: none"> ♦ Would the setting or character of archaeological sites (including potential sites), listed buildings, conservation areas, Registered Parks and Gardens and Registered Battlefields, within or adjacent to the site, be safeguarded? ♦ Would any historic or townscape features be safeguarded? ♦ Is the site unsightly now and would its development enhance the townscape value and general character of the area?

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
3	Open Space	<ul style="list-style-type: none"> Improving cultural, recreation and leisure facilities. Protect and enhance existing areas of open space. Promote additional open space provision and expand green networks. 	<ul style="list-style-type: none"> Promote the development of cultural, recreation and leisure facilities. Protect and improve the quality of existing open space. Promote new provision of open space and improved green networks and linkages which area accessible. 	<ul style="list-style-type: none"> Is the site of recreation or open space value? Is the site within an area of deficiency? (See Open Space Audit 1998). Is there existing open space provision within reasonable access? Appropriate thresholds are: <ul style="list-style-type: none"> Allotments/shared external space 200 m Playground and local green space 400 m Park 600 m Natural green space (20Ha +) 2Km/25Min walk Open country or green lung (200Ha +) 5Km/20 mins by bike. (LGMB 1995) Does the site provide the opportunity to make a contribution to open space or green network provision?
4	Health and Safety	<ul style="list-style-type: none"> Increase safety and sense of security, and reduce nuisance from noise and odour. Improve road safety and design of cycling and walking facilities. 	<ul style="list-style-type: none"> Increase pedestrian and personal safety. Guide noise-sensitive development, noisy development, and noisy sports to appropriate locations. Reduce nuisance from noise and 	<ul style="list-style-type: none"> Is the site close to sources of excessive noise or smell? Is the development likely to cause excessive levels of noise or smell, through the nature of the activity? Does the site provide the opportunity to promote increased safety and security through design? Does the site protect and add to recreational open

			<p>odour.</p> <ul style="list-style-type: none"> ♦ Conserve and promote recreational facilities. ♦ Improve local air quality. ♦ Promote design measures on security and sense of security. ♦ Promote road safety, in particular the design of cycling and walking facilities. 	space provision? (See 3 above).
5	Countryside/Rural Areas	<ul style="list-style-type: none"> ♦ Protect and enhance designated areas, enhance general landscape quality, retain countryside and open land. 	<ul style="list-style-type: none"> ♦ Protect/enhance the open countryside, open land and Green Belt. ♦ Conserve/promote improved landscape quality and character. ♦ Conserve/enhance key habitats including wet grasslands, meadows, upland heaths, blanket bogs and woodland and hedge cover. ♦ Conserve/protect designated areas. 	<ul style="list-style-type: none"> ♦ Is it part of the open countryside? ♦ Is the site within or adjacent to valued landscapes, either designated nationally or locally defined such as Special Landscape Areas? ♦ Are there any significant landscape features within or adjacent to the site, such as trees and hedges etc? ♦ Which landscape area and type does the site fall into in the landscape assessment? Is the proposed development compatible with the landscape? From the assessment can the landscape absorb the proposed development? ♦ Does the development of the site safeguard a reasonable level of access to open countryside for people of the neighbourhood?
6	Water Quality, Resource and Supply	<ul style="list-style-type: none"> ♦ Promote the efficient use of water, and safeguard water 	<ul style="list-style-type: none"> ♦ Promote the re-use/resource efficient recycling of water. 	<ul style="list-style-type: none"> ♦ Does the site avoid areas susceptible to flooding, and avoid exacerbating problems of excessive surface

		resources from damage or disruption.	<ul style="list-style-type: none"> ♦ Protect the chemical and biological quality of watercourses and canals. ♦ Conserve/protect natural river systems and flood plains. ♦ Maintain groundwater quality and quantity and river levels. 	<p>water runoff?</p> <ul style="list-style-type: none"> ♦ Is it located where there is spare capacity in the water supply system? ♦ Is it located where there is spare capacity in the surface and foul water drainage system?
7	Air Quality	<ul style="list-style-type: none"> ♦ Safeguarding the air from, and reducing pollution in the air. 	<ul style="list-style-type: none"> ♦ Limit or reduce global and local pollutants including CO₂, SO₂, methane and nitrogenoxide. 	<ul style="list-style-type: none"> ♦ Is the site subject to excessive levels of air pollution, beyond that which can be solved by good design? ♦ Is the development liable to cause excessive levels of air pollution, or danger for people in the vicinity, either directly through the nature of its activity or indirectly because of traffic generated?

B. PRUDENT USE OF NATURAL RESOURCES

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
8.	Agriculture, Forestry and Soil.	<ul style="list-style-type: none"> ♦ Safeguard soil and the best and most versatile agricultural land, reduce contamination and dereliction, and safeguard/promote new woodland cover. ♦ Safeguard the District's potential or local food production. 	<ul style="list-style-type: none"> ♦ Conserve the quality of the land, soil and agricultural land in particular the best and most versatile, but also lower grade agricultural land e.g. in hill and upland areas where agricultural practices make a contribution to the environment. ♦ Promote the remediation of contaminated land and the reduction of dereliction. ♦ Promote effective use of urban land resources (e.g. increasing densities) so reducing need for Greenfield sites. ♦ Promote good quality mineral extraction restoration. ♦ Protect existing tree cover and promote appropriately located new tree planting. ♦ Conserve geological sites. ♦ Protect allotments. 	<ul style="list-style-type: none"> ♦ Does the site reuse/reclaim derelict or contaminated land? ♦ Is the land of agricultural, or forestry value? ♦ Does it avoid areas of high intensity local food production (including allotments) and land which is being farmed/cultivated organically? ♦ Does it avoid the best and most versatile soil? ♦ Is it a site of geological value? ♦ Will the development contribute to extending woodland/tree cover in an appropriate location?

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
9	Biodiversity	<ul style="list-style-type: none"> ♦ Value and protect the diversity of nature while increasing general wildlife potential. 	<ul style="list-style-type: none"> ♦ Protect designated nature conservation sites and protected species. ♦ Conserve important wildlife habitats. ♦ Enhance wildlife potential with habitat retention and protection. ♦ Promote diversity of wildlife and ecosystems. 	<ul style="list-style-type: none"> ♦ Does the proposed development impact on protected wildlife areas or other rare, vulnerable or locally valued habitats or species? ♦ Are woods and copses conserved, especially those that may have a role as wildlife habitats? ♦ Does the site contain any other wildlife features e.g. ponds? ♦ Could the development promote wildlife diversity by enhancing green corridors or creating new habitats? ♦ Would the development process enable the conservation of existing sites of ecological value?
10	Minerals	<ul style="list-style-type: none"> ♦ Reduce consumption of minerals and increase the re-use and recycling of minerals. 	<ul style="list-style-type: none"> ♦ Manage the extraction of minerals in appropriate locations. ♦ Reduce consumption of minerals. ♦ Promote re-use/resource efficient re-cycling of materials. ♦ Promote recycling facilities. 	<ul style="list-style-type: none"> ♦ Are potentially recyclable or virgin mineral resources safeguarded?

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
11	Waste	<ul style="list-style-type: none"> Promote a move up through the waste management hierarchy to minimise waste, reuse or recover through recycling, composting or energy recovery and sustainably dispose of what is left at a local level. 	<ul style="list-style-type: none"> Promote re-use/resource efficient recycling of materials. Reduce waste arising. Promote recycling facilities. 	<ul style="list-style-type: none"> Is the site needed for waste disposal?
12	Energy	<ul style="list-style-type: none"> Reduce energy consumption and encourage the use of renewable sources of energy. 	<ul style="list-style-type: none"> Promote renewable energy generation e.g. wind, water, solar and biomass. Encourage energy efficient urban forms. Increase energy efficiency of buildings (e.g. materials, insulation, CHP etc). Promote sustainable design principles in site location and layout, which utilise solar gain. 	<ul style="list-style-type: none"> Is the site in a sheltered location and does it avoid 'frost pockets' and exposed hillcrests? Is the site in the vicinity of existing development so as to benefit from 'heat island' effects and facilities later introduction of CHP/district heating? Is the site flat or gently sloping to the south, so as to maximise solar gain and does it avoid north facing slopes or locations which have strong potential for other forms of renewable energy?

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
13	Transport-Movement	<ul style="list-style-type: none"> Minimising the total amount of motorised travel required (number of trips/distance). 	<ul style="list-style-type: none"> Minimise the need to travel by appropriate location of significant trip generator to facilitate multi purpose trips or in close proximity to users. 	<ul style="list-style-type: none"> Will the development generate significant trips? If for service or employment, is the development embedded within (or at least close to) residential areas? In order that a good proportion of users are within walking distance and a major proportion within cycling distance. If a local facility, is it located on the main local bus route and clustered with other local facilities? If a district facility, is it located at a public transport node affording easy access from all the nearby areas? If for warehousing or manufacturing is it located close to the main road system and with existing/potential access by rail or water? Is there reasonable road access to the site without exceeding the physical or environmental capacity of the network?
14	Transport-Mode	<ul style="list-style-type: none"> Increase the proportion of all journeys made by non-vehicular modes (walking, cycling and public transport) and promote the provision of an integrated transport network. 	<ul style="list-style-type: none"> Encourage the use of non-vehicular transport through the location, scale and design of new development. Conserve and promote the provision of quality facilities for public transport, cyclists and walkers. Reduce private non-residential car parking. 	<ul style="list-style-type: none"> Is the development well served by existing/potential walking and cycling routes to local facilities? Is it within easy walking distance of public transport routes, which give direct access to a good range of local and regional facilities? (Bus stop within 400 m of each home/railway station within 800 m). Would the development allow for the improvement or upgrading of public transport services? Is the site within walking or cycling distance of facilities? (See criteria 5).

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
15	Access	<ul style="list-style-type: none"> Improving access to facilities, services, buildings, open space and other people, not just those with cars. 	<ul style="list-style-type: none"> Conserve and promote accessibility in both urban and rural areas to a range of facilities and services, including local shops and financial services (banks & post offices), health facilities, open space and countryside. Promote access to a range of job opportunities, training and education. Improve access to public transport. Promote cycle and walking facilities. Reduce severance by roads and other development. Enhance, maintain and promote the 'rights of way' networks. 	<ul style="list-style-type: none"> How close is the development to major employment centres by comparison with recommended accessibility thresholds? (Potential thresholds are 5 Km from centre for cycling and 1.5 Km from centre for walking (LGMB1995)). Is the site within an area with a reasonable job ratio? (Job Ratio is the number of jobs in an area by number of people working/seeking work, calculated for several wards within an urban area or on a ward in other areas. (Desirable job ratio ->0.7). How close is the site to local and district facilities and will it improve their viability/range/quality? Shopping: District centre 1.5 Km walking distance. Local centre 400 m walking distance (Recognising barriers to movement). Education: Primary school 400 m walking distance. Secondary school 1.5 Km walking distance/good access by public transport. Open space (See criteria 3 above). Is there a right of way on the site?

C. SOCIAL PROGRESS WHICH MEETS THE NEEDS OF EVERYONE

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
16	Equity and Equality of opportunity	<ul style="list-style-type: none"> ♦ Planning to meet the needs of the whole community and promote greater social equity. 	<ul style="list-style-type: none"> ♦ Promote equality in use and accessibility of facilities. ♦ Take account of and provide for the needs of ethnic minorities, disabled, elderly and young people. ♦ Reduce disadvantages to different groups. ♦ Promote local needs. 	<ul style="list-style-type: none"> ♦ Does the site have the potential to meet local needs for affordable housing? ♦ Does the site provide potential job opportunities to disadvantaged? Is it accessible to disadvantaged areas by public transport?
17	Housing	<ul style="list-style-type: none"> ♦ Facilitate provision of a range of good quality housing to meet all needs, at a reasonable cost. 	<ul style="list-style-type: none"> ♦ Promote affordable housing. ♦ Promote a mix of housing to meet a range of needs. ♦ Promote housing, which meets local needs. ♦ Promote housing for local workforce. 	<ul style="list-style-type: none"> ♦ Would the development meet a need for housing (is the site allocated for housing or would it include an element of housing, on mixed developments)?

D. MAINTENANCE OF HIGH AND STABLE LEVELS OF ECONOMIC GROWTH AND EMPLOYMENT

	Sustainability Criteria	Objectives	Application to UDP	Key Indicators of Impact for Development Proposals
18	Employment/Local Economy	<ul style="list-style-type: none"> Increases job opportunities throughout the District and provide opportunities for economic regeneration and growth. 	<ul style="list-style-type: none"> Promote job creation by facilitating employment generating development. Promoting diversity of economy. Promote employment and training opportunities for all. Protect and enhance of employment in local centres. 	<ul style="list-style-type: none"> Is the site proposed for an employment use? Would the development result in a loss of employment land or building?