

**Planning Obligations
Supplementary Planning Document**

Draft Sustainability Appraisal

September 2008

Contents

Non-technical summary of the Sustainability Appraisal.....	3
Section 1 - Introduction.....	4
1.1 Background.....	4
1.2 Approach Adopted	4
Section 2 – Significant sustainability issues for Islington.....	5
2.1 Identifying relevant policies, plans, programmes and objectives	5
2.2 Collecting baseline information	7
2.3 Identifying sustainability issues and problems	7
2.4 Developing the SA framework	12
Section 3 – Sustainability Appraisal of the SPD	16
3.1 SPD objectives.....	16
3.2 Testing the SPD policies against the Sustainability Framework	16
3.3 Summary of results	20
Appendix 1: Sustainability Appraisal Matrix.....	22
1A. Standard Obligations: Transport.....	22
1B. Standard Obligations: Open space, sport and recreation.....	25
1C. Standard Obligations: Children and young people’s play and informal recreation	28
1D. Standard Obligations: Employment, training and local procurement	30
1E. Standard Obligations: Community provision	32
1F. Standard Obligations: Construction practice	34
2A. Other Obligations: Mixed use development.....	36
2B. Other Obligations: Sustainability	38
2C. Other Obligations: Education, health, community safety and public art	40

Non-technical summary of the Sustainability Appraisal

This report provides a Sustainability Appraisal (SA) of the Supplementary Planning Document (SPD) that sets out the basis for negotiating planning obligations as part of the planning process to help address impacts arising from new development and to ensure the creation of development that is sustainable. Planning obligations are secured through legal agreements known as Section 106 agreements or unilateral undertakings. The Planning and Compulsory Purchase Act requires that all SPD undergo SA before they are adopted.

This report comprises both the scoping report and draft SA for the SPD. The scoping report content is based on a draft scoping report recently produced for the SA of Islington's Local Development Frameworks (LDF) (specifically its Core Strategy, Development Management Policies and Site Allocations Documents). Further information on the development of the appraisal process for the Planning Obligations SPD can be found in this separate report.

The appraisal takes into account other plans, programmes and sustainability objectives, local baseline data and sustainability issues. From this background information sustainability objectives and indicators are devised that incorporate these factors. This forms a 'sustainability framework' that is used to test the policies and/or various options for policies. The SPD obligation policy topics have then been assessed against this framework for their various impacts on the baseline.

The results of the sustainability appraisal show that the Planning Obligations SPD is likely to have a strong positive effect on the majority of the sustainability objectives. Generally these effects act to accelerate or increase the delivery of established programmes or strategies, or to increase the capacity of existing services to cope with growing demand. In a couple of cases, small modifications to the SPD or related documents have been proposed in order to maximise the benefits delivered. The development control process itself will also mitigate against other negative impacts, based on existing policy, for example inclusive design of open space on new developments and noise impacts associated with mixed use development.

While increasing the scale of any financial obligation would be likely to further increase the positive impacts generated, obligations can not be increased infinitely and therefore it is necessary to balance different priorities against each other. Given this, and the fact that all options have been assessed as having overridingly positive impacts, the split of contribution proposed is considered to be appropriate.

There are few negative impacts which can be judged at this level of analysis. Many of the policies or strategies which this SPD seeks to deliver have already undergone a Strategic Environmental Assessment or Sustainability Appraisal which will have considered sustainability issues and mitigated against possible negative impacts. Specific impacts are likely to arise from the detailed implementation of projects supported by obligations, and it is recommended that this is mitigated through careful planning and design of facilities which considers the environmental impacts of construction and operation. Some projects may be subject to separate SA.

The impacts of the policies that the SPD seeks to deliver can be monitored through the indicators proposed; further monitoring of the impact of obligation policies and projects is also recommended.

Section 1 - Introduction

1.1 Background

This report provides a Sustainability Appraisal (SA) of the Supplementary Planning Document (SPD) that sets out the basis for negotiating planning obligations as part of the planning process to help address impacts arising from new development and to ensure the creation of development that is sustainable. Planning obligations are secured through legal agreements known as Section 106 agreements or unilateral undertakings. The Planning and Compulsory Purchase Act requires that all SPD undergo SA before they are adopted.

Planning obligations can be used to address impacts of new development and provide for the infrastructure needs associated with a growing resident and employee population. They can help to ensure that new development is sustainable and assist in meeting the objectives of the Islington Sustainable Community Strategy and the other relevant planning policies. They will be a tool which will assist in the delivery of the Islington Core Strategy, which will be the 'spatial plan' for the borough. Planning obligations are included in Section 106 agreements (S106) which are legal agreements entered into usually by a developer and local authority during the planning process, and form part of a planning permission.

The Supplementary Planning Document provides further guidance on the Council's policies on planning obligations and sets out requirements for new development including details of standard obligations and charges, and the procedure for entering into a S106 agreement. Standard obligations are used to provide a level of certainty and help speed up the planning process, although other obligations may also be necessary depending on the nature of the site and proposed development.

1.2 Approach Adopted

This report comprises both the scoping report and draft SA for the SPD. The scoping report content is based on a draft scoping report recently produced for the SA of Islington's Local Development Framework (LDF) (specifically its Core Strategy, Development Management Policies and Site Allocations Documents). Further information on the development of the appraisal process for the Planning Obligations SPD can be found in this separate report.

The SA takes into account other plans, programmes and sustainability objectives, local baseline data and sustainability issues. From this background information it devises sustainability objectives and indicators that incorporate these factors. This forms the basis for a 'sustainability framework' that is used to test the SPD objectives. Each of the SPD topics have been assessed against this framework for their various impacts on the baseline.

Many of the parent policies referred to in this SPD, for example those in the London Plan, have already been subjected to SA. As the primary objective of this SPD is to support the delivery of these existing plans and policies, many of the potential impacts of the SPD will have already been considered and mitigated against. This appraisal therefore does not undertake to reappraise the parent policies referred to, but focuses on appraisal of any additional effects which may be generated by the policies within this SPD, including effects specific to Islington.

Section 2 – Significant sustainability issues for Islington

2.1 Identifying relevant policies, plans, programmes and objectives

This section highlights the policies, plans, programmes and sustainability objectives relevant to the SA of the Planning Obligations SPD. Further information on these and other relevant policies can be found within the Planning Obligations SPD itself and the SA Scoping Report produced for Islington’s LDF.

The SPD provides further guidance on the use of planning obligations in Islington based on the principles established in a range of planning policies included in Government Planning Policy Guidance/ Statements and Circular 05/2005, the London Plan, the Islington UDP and the emerging Islington Local Development Framework. The strategic basis for the SPD is also provided by the Islington Sustainable Community Strategy, the Islington Local Area Agreement and the ‘One Islington’ Corporate Plan which outline a vision for Islington with priorities and targets based upon the views and aspirations of local people.

Other documents that set out relevant sustainability policies, plans, programmes and objectives are summarised in figure 1 below. A full analysis of these plans and policies can be found in the Scoping Report for the SA of Islington’s LDF.

Figure 1: Relevant plans, policies, programmes and objectives

International and EU plans, policies and objectives	Regional plans, policies and objectives
<ul style="list-style-type: none"> – Kyoto Protocol – Johannesburg Declaration on Sustainable Development – EU Sixth Action Plan (sustainable development strategy) – EU Directive 79/409/EEC on conservation of wild birds – EU Directive 92/43/EEC (& 97/62/EC) on the conservation of natural habitats and of wild fauna and flora. – EU Directive 2000/60/EC (Water Framework Directive) – EU Directive 2002/91/EC on the energy performance of buildings – EU Directive 96/62/EC (Air Quality Framework Directive) – EU Spatial Development Strategy – European Transport Policy for 2010: Time to Decide – EU Landfill Directive 	<ul style="list-style-type: none"> – The London Plan (consolidated with alterations since 2004) – The Mayors Transport Strategy (2001) – Mayor’s Biodiversity Action Plan (2002) – Mayor’s Municipal Waste Management Strategy (2003) – Mayor’s Ambient Noise Strategy (2004) – Cleaning London’s Air – Mayor’s Air Quality Strategy (2002) – Mayor’s Energy Strategy (2004) – Mayor’s Economic Development Strategy (2005) – Mayor’s Draft Water Strategy (2007) – London Health Strategy (2000) – North London Draft Joint Waste Strategy (2004) – Thames Catchment Abstraction Management Strategies (CAMS) – The Thames Catchment Flood Management Plan (CFMP)

National plans, policies and objectives	Local plans, policies and objectives
<ul style="list-style-type: none"> - 'Securing the Future', the UK Strategy for Sustainable Development - Sustainable Communities Plan 2005 'Homes for All' - PPS1: Delivering Sustainable Development - Planning and Climate Change: Supplement to PPS1 - PPS3: Housing - PPS6: Planning for Town Centres - PPS9: Biodiversity and Geographical Conservation - PPS10: Planning for Sustainable Waste Management - PPS12: Local Development Frameworks - PPG13: Transport (2001) - PPG15: Planning and the Historic Environment - PPG16 Archaeology and Planning - PPG17: Planning for Open Space, Sport and Recreation. - PPS22: Renewable Energy - PPS23: Planning and Pollution Control - PPG24: Planning and Noise - PPS25: Development and Floodrisk - Future Water: UK Water Strategy (2008) - Working with the Grain of Nature: Biodiversity Strategy for England (2002) - Choosing Health: Making Healthier Choice Easier (2004) - National Neighbourhood Renewal Strategy (2001) - UK Air Quality Strategy (2003) - Urban White Paper - Energy White Paper - The Future of Transport White Paper - English Heritage and CABE Guidance on Tall Buildings (July 2007) - Other English Heritage publications including 'Transport and the Historic Environment', 'Streets for All', 'Regeneration and the Historic Environment', 'Retail Development in Historic Areas' and 'Local Strategic Partnerships and the Historic Environment' 	<ul style="list-style-type: none"> - Islington Sustainable Community Strategy (2008) - Islington's Unitary Development Plan (2002) - Green Construction SPG (2002) - Green Transport SPD (under development) - Wild Islington: Islington's Biodiversity Action Plan - Islington Air Quality Action Plan, August 2003 - Open Space Strategy (under development) - Sustainability Action Plan (2006) - Islington Crime, Disorder and Drug Misuse Strategy (2005-2008) - Islington Housing Strategy (under development) - Islington Community and Neighbourhood Renewal Strategy - Islington Sustainable Transport Strategy 2006 – 2016 - Islington Corporate Equalities Action Plan, January 2004 - EC1 New Deal Delivery Plan (2001) and Public Space Strategy (2004) - Islington Primary Care Trust Delivery Plan (2003-06) - Islington Strategic Flood Risk Assessment / Draft North London Strategic Flood Risk Assessment

2.2 Collecting baseline information

Figure 2 below summarises the key baseline information about Islington that is relevant to the SA. This analysis is taken from the full Scoping Report for Islington's LDF, currently in draft form. This report also includes a full report of relevant quantitative baseline information for Islington.

This information provides a basis for *'predicting and monitoring effects and helps to identify sustainability problems and alternative ways of dealing with them.'*¹ The SA guidance also states that *'sufficient information about the current and likely future state of the plan area should be collected to allow the plan's or programme's effects to be adequately predicted.'*²

Analysis of the baseline data shows that a fairly comprehensive data set around social, environmental and economic issues is available, although there are some specific data gaps at present. For example there is no yearly data for water consumption per head in Islington.

2.3 Identifying sustainability issues and problems

The above review of relevant plans, policies, programmes and objectives and of baseline information has highlighted a range of significant sustainability issues for Islington relevant to the Planning Obligations SPD. These are described in figure 2 below, along with the corresponding baseline information.

Figure 2 - Key sustainability issues for Islington

Significant sustainability issues	Characteristics and supporting data
<i>Placemaking and the built environment</i>	
Managing and coping with growth - there is a high level of existing and planned growth taking place in the borough – as well as being a significant issue in itself, the growth is likely exacerbate or increase the significance of the range of issues discussed below.	Islington's population grew by 3.5% over the period 2001-2006. Islington has a housing target of 1160 new dwellings a year for the next 9 years. The predicted increase in population for the period 2006-2016 is 13%, with further growth in subsequent years.
Dense urban living - Islington's built environment is already very dense and will intensify further with proposed development – such high densities could impact on the quality of life of those who live and work in the borough.	Islington's built environment is second only to Kensington and Chelsea in density of all local authorities across the country – the borough has an average number of dwellings per hectare of 160.
Promoting sustainable lifestyles - Islington's high density, transport infrastructure and mix of uses creates an opportunity to promote healthy, sustainable lifestyles.	Currently most of the borough is within a 30 minute journey of all key local services. Islington has one of the county's highest rates of walking, cycling and public transport journeys to work.

¹ Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, ODPM, Nov 2005

² Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, ODPM, Nov 2005

Significant sustainability issues	Characteristics and supporting data
Ensuring good access to services for all – this is already challenging in such a deprived, diverse area, and will become more so given the growth planned – the capacity of services and infrastructure needs be increased in line with growth.	Much of Islington has reasonably good physical access to local services, for example 100% of new developments are within 30min public transport time from a primary and secondary school, areas of employment and major retail centre(s). However, delivering effective, accessible services is a big challenge for such a diverse, deprived, fast growing borough.
Increasing the supply of high quality housing in the borough – this covers issues including the provision of affordable housing, reducing overcrowding and providing a wider housing choice which will support more mixed communities.	Nearly 50% of housing in the borough is social housing, contrasting with the high average property price which makes housing unaffordable to many. Nearly 10% of housing (both social and privately owned) is deemed unfit.
Improving the quality and sustainability of the existing building stock.	In addition to the problem of non-decent housing, other issues such as energy efficiency are problems for much of the borough's stock.
<p>Protecting and enhancing areas of important local character and historical or cultural value (including archaeology, built and industrial heritage) – this is particularly important given the scale of proposed development in the borough.</p> <p>This includes protection of assets which may be under threat, enhancement of degraded townscape and innovative reuse of existing buildings. The borough's heritage assets and the wider historic environment should also be used as a catalyst for positive change, including by providing local distinctiveness and educational opportunities, generating economic opportunities such as heritage-led tourism and promoting community engagement.</p>	Much of the borough is of distinctive local character or historical value, for example 40% of Islington is covered by a conservation area and there are 4250 listed buildings in the borough. Islington has a great deal of important heritage which provide a range of opportunities for promoting sustainable development in the borough.
Improving health and wellbeing – The physical environment can deter or enable a healthy lifestyle. Factors which influence health include quality of open realm, access to food, housing quality, tenure mix and associated service quality and community cohesion.	Overall, health in Islington is poorer than the England average, with poor health commonly linked to other issues relating to deprivation. Further details on health in the borough is provided below.
<i>Social inclusion</i>	
Reducing deprivation - Islington suffers from high levels of deprivation, including a large gap between the richest and poorest residents.	Islington was ranked the 6 th most deprived Local Authority in England in 2004, with 44% of resident pupils eligible for free school meals. This statistic masks a huge wealth gap in the borough, with wealthy and deprived areas closely co-located throughout the borough.
Meeting the needs of a diverse population - Islington has a very diverse population, which creates challenges in delivering effective services.	40% of Islington residents come from backgrounds other than White British. Islington also has a higher than average proportion of disabled residents.

Significant sustainability issues	Characteristics and supporting data
Engaging the community in improving and making decisions about their local area.	Islington has an active voluntary sector and many local community and residents groups. However, Islington's diversity and high levels of deprivation bring a range of challenges around local engagement in decision-making.
Reducing crime - the borough suffers high levels of crime and fear of crime.	Islington has the highest rate of crime per resident of any London Metropolitan Police borough.
Improving health and wellbeing - Islington residents generally suffer poorer health than those elsewhere, with high levels of health deprivation and inequality.	<p>Islington residents suffer poorer physical and mental health than England as a whole. Within Islington, life expectancy for men ranges from 71.7 to 76.4 years between Islington wards; for women the range is 77.7 to 82.3 years. This compares to an average of 76.9 years for men and 81.1 years for women in England. Life expectancy is reduced through early deaths from cancer, heart disease and stroke, which although reducing remain above the England average.</p> <p>Taking age into account, the proportion of Islington residents with a long-term limiting illness is 23.5% higher than nationally. Islington has a significantly higher proportion of residents claiming incapacity benefit for mental illness compared to England.</p>
<i>Climate change and resource use</i>	
Climate change mitigation - Islington contributes to climate change through carbon dioxide (CO ₂) emissions from a range of sources, including energy use in buildings, from transport, in provision of goods, services and production of waste. Reducing emissions from the borough's existing housing stock and from traffic are particular issues for Islington.	Islington produces just over 1 million tonnes of CO ₂ emissions per year, with gas and electricity use and transport major contributors. Islington has set itself a target to reduce these borough wide emissions by 15% between 2006 and 2009. Despite low levels of car ownership in the borough, Islington experiences a significant flow of through traffic which contributes to CO ₂ emissions (see below). Although improving, energy efficiency of much of the existing housing stock is still low.
Adapting to likely changes in climate - these include increased temperatures (particularly given the heat island effect), reduced availability of water, increased flood risk and incidences of extreme weather events such as storms.	Temperatures in central London can be as much as 6°C higher than those in immediately surrounding areas. Impacts of high temperatures on Islington are exacerbated by the borough's dense urban character with limited areas of open space.
Reducing flood risk - Islington needs to manage and prepare for likely risks of flooding and reduce possible knock-on effects on flooding elsewhere, including through promotion of Sustainable Urban Drainage Systems.	Although there is no flood risk from watercourses in the borough there is still a risk of localised surface water flooding as a result of heavy precipitation. Surface water run off in Islington is also likely to have an impact beyond the borough boundaries.

Significant sustainability issues	Characteristics and supporting data
Water shortages – this is an important issue for London and one which is likely to be exacerbated by predicted changes in climate.	Water consumption per households in the Thames Water area was over 160 litres per person per day in 2006 – the highest of any water company in the UK. There is no specific data for Islington.
Sustainable consumption – Islington, like the rest of London needs to address its current unsustainable level of resource consumption.	A study of resource use in London ³ showed that if everyone in the world consumed as much as the average Londoner, then we would need at least three planets. It also calculated that every year London uses more than 49 million tonnes of building materials and eats or wastes 6.9 million tonnes of food.
Reducing waste - Islington generates large amounts of waste, much of which is currently not recycled and goes to landfill which contributes to greenhouse gas emissions. Pressures on disposal make waste minimisation, reuse and recycling even more important issues.	Islington produces over 100,000 tonnes of waste a year and recycles approximately 20% of this.
<i>Natural environment</i>	
Improving air quality - Islington suffers relatively poor air quality levels and the whole of the borough is a designated Air Quality Management Area. This is due to a large extent to road traffic in the borough, including high levels of through traffic.	While air quality has generally improved over recent years with reductions in the concentration of some pollutants ⁴ , levels of some pollutants (specifically nitrogen dioxide and particulates) can still exceed recommended standards.
Reducing the impacts of noise pollution - the borough has comparatively high levels of noise pollution, particularly from road traffic.	Noise pollution, particularly from traffic is an issue in the borough, especially around busy roads such as the A1 corridor.
Providing access to high quality open space – this is important for health and wellbeing; however, Islington has a relatively small amount of open space.	Islington only has 85 ha of open space (just 13% of the borough), an area that is likely to be put under increasing pressure with increased population and changes in climate. Some areas, particularly around housing estates, are of poor quality.
Protecting, supporting and promoting access to biodiversity – this is a particular challenge in Islington given the dense, urban nature of the borough.	Given the lack of open space and the fact that 33% of the borough is considered an area of natural deficiency, the built environment itself is becoming and increasingly important habitat. 1.34 ha of green roofs were installed in 2006/07.
<i>Traffic and transport</i>	
Reducing car use in the borough – this is a particular challenge given the high volumes of through traffic in the borough.	Traffic volumes in Islington were 474 million km in 2006/07. Islington has very low car ownership (0.5 per household); however it has a high density of cars owned per hectare as well as a large amount of through traffic which uses the borough's roads.

³ London's ecological footprint (2000) www.citylimitslondon.com

⁴ State of the Environment 2005, Environment Agency

Significant sustainability issues	Characteristics and supporting data
Encouraging sustainable methods of transport - this includes walking, cycling and public transport.	The borough has amongst the UK's highest levels of journeys to work by foot and bike (14%) or public transport (52%).
Upgrading and integration of transport infrastructure – this is of particular importance given the high number of people who work outside of the borough and the likely increase in transport demand generated from additional development.	Demand for transport infrastructure is likely to increase given the levels of development planned for the borough. Infrastructure improvements are being planned, although the exact impacts of increased population on traffic and other modes of transport are unknown.
Improving road safety – Islington suffers relatively high levels of road accidents.	81 people were killed or seriously injured in road traffic accidents in 2006/07 in Islington.
<i>Education and economy</i>	
Increasing the proportion of local people in paid employment – Islington has high levels of unemployment and many jobs in the borough are filled by people living outside of Islington.	28% of people of working age in the borough are economically inactive, a higher rate than the London average of 25%. Although there was a 54% increase in the total number of jobs in the borough 1991-2005, the increase in jobs has largely been met by workers coming into the borough. It is forecast that 229,000 people will be employed in Islington by 2021, an increase of 56,000 over the number of people actually working in the borough in 2003.
Retaining and improving the economic viability of local and borough centres – this is important for the borough's economy as well as in ensuring delivery of local services.	The borough has two town centres - Angel and Nags Head - with other local centres such as Archway and smaller local parades. Regeneration of these centres and the retention of local shops is an important priority.
Supporting a range of local businesses or different sizes and types – including through provision of adequate employment land to support business enterprise.	Islington's economy has undergone a restructuring in past years, moving away from the manufacturing sector towards the service sector. Islington has seen some of its employment land undergo change of use to housing; this trend has been halted in recent years and it is now a local priority to ensure there is adequate land available for employment.
Ensuring continued access to education, and skills for continued employment.	Educational attainment is still well below the national average, despite improvements in recent years. Islington has a high number of highly qualified residents as well as a high proportion of residents with no qualifications.

2.4 Developing the SA framework

The SA framework provides a methodology for identifying and analysing significant sustainability effects. The proposed framework (see figure 3 below) is based on a set of sustainability objectives expressed in terms of the desired outcomes. Wherever possible, one or more indicators are identified for each objective. This framework is taken from the full Scoping Report produced for Islington's LDF.

Figure 3: Proposed SA framework

Objective	Sub-objectives	Indicators
1. Promote compact, integrated, walkable neighbourhoods which support a range of services and promote sustainable lifestyles	<ul style="list-style-type: none"> a) Ensure development makes best use of land b) Promote mixed use development c) Provide a range of accessible local facilities d) Ensure the vitality of major and local centres and protect local shops 	<ul style="list-style-type: none"> – Road distance to a supermarket or convenience store – Access to services and facilities by public transport, walking and cycling – Level of vacancies in major and local centres
2. Promote health and wellbeing, including by reducing health inequality	<ul style="list-style-type: none"> a) Improve access to health and social care facilities b) Ensure built and natural environments facilitate physical activity c) Promote other factors which improve health and wellbeing 	<ul style="list-style-type: none"> – Self-reported measure of people's overall health and wellbeing – All-age all cause mortality rate – Life expectancy (including by ward) – Rate of obesity in children – Mortality from cancer, heart disease and stroke – Incapacity benefit for mental illness – Health deprivation (IND) – Road distance to GP premises
3. Support diverse, engaged communities which facilitate the participation of local people in improving their area	<ul style="list-style-type: none"> a) Promote equality of opportunity and respect diversity b) Support active engagement of the wider community in improving and making-decisions about their local area 	<ul style="list-style-type: none"> – Proportion of people who think they can influence decision-making in their locality – Resident satisfaction with local services – % of people who believe people from different backgrounds get on well together in their local area
4. Provide high quality housing for a mixed and balanced community	<ul style="list-style-type: none"> a) Ensure all housing is of a decent standard b) Increase the supply of affordable housing c) Improve the diversity of housing sizes, types, prices and tenures 	<ul style="list-style-type: none"> – Proportion of housing deemed unfit – Proportion of affordable housing delivered – Income to average house price ratio

Objective	Sub-objectives	Indicators
5. Ensure high quality design of buildings and public realm which maintains and enhances local character and areas of historic importance	<ul style="list-style-type: none"> a) Improve design quality of buildings b) Improve quality of streetscape and public realm c) Protect local character and distinctiveness d) Preserve areas of historic, architectural and archaeological value 	<ul style="list-style-type: none"> – Satisfaction with local area – Improved street and environmental cleanliness (levels of litter, detritus, graffiti and fly-posting) – Changes in numbers of listed buildings and conservation areas
6. Reduce crime and the fear of crime	<ul style="list-style-type: none"> a) Reduce crime b) Reduce anti-social behaviour c) Tackle fear of crime, including through reducing graffiti, litter and vandalism 	<ul style="list-style-type: none"> – Rate of crime (per 1000 residents) – Perceptions of anti-social behaviour – Percentage of residents who feel fairly safe or very safe outside during the day/night
7. Reduce Islington's greenhouse gas emissions	<ul style="list-style-type: none"> a) Improve energy efficiency in existing and new buildings b) Promote CHP/CCHP c) Increase the level of renewable energy generation in the borough d) Reduce emissions from transport (see objective 8) 	<ul style="list-style-type: none"> – Overall greenhouse gas emissions for Islington – Per capita reduction in CO2 emissions in the LA area – SAP rating of borough's housing stock – Average proportion of CO2 reduction from renewables in major developments
8. Reduce the need to travel and promote sustainable transport solutions	<ul style="list-style-type: none"> a) Reduce the need to travel, especially by car b) Promote sustainable methods of transport, including walking, cycling and public transport c) Achieve a proportional increase in public transport accessibility d) Improve road safety 	<ul style="list-style-type: none"> – Proportion of residents walking or cycling or taking public transport to work – Mode of transport usually used by children travelling to school – Volume of traffic in Islington (km) – Improvements in PTAL – Proportion of major developments implementing travel plans – Number of people killed or seriously injured in road traffic accidents
9. Ensure Islington is adapted to likely changes in climate, including increased temperatures, reduced water availability and increased risk of flooding	<ul style="list-style-type: none"> a) Adapt to likely increased temperatures through building and open space design b) Reduce water use, including through improved efficiency c) Predict, manage and mitigate against floods, including through use of SUDS 	<ul style="list-style-type: none"> – Water use per capita – Proportion of major developments in the borough incorporating SUDS – Number of flooding incidents (including sewer flooding) – Number of planning applications that are granted against Environment Agency advice

Objective	Sub-objectives	Indicators
10.Promote sustainable use of natural resources, including energy, water and other materials	<ul style="list-style-type: none"> a) Improve energy efficiency, including to reduce fuel poverty b) Reduce water use, including through improved efficiency c) Promote sustainable use of materials d) Ensure all new buildings fully address sustainable design and construction issues, including materials, waste and drainage 	<ul style="list-style-type: none"> – Proportion of major developments achieving BREEAM Excellent or Code for Sustainable Homes level four – Average SAP rating of homes in the borough – Water consumption per capita
11.Encourage waste reduction, reuse and recycling and ensure the most sustainable methods of disposal	<ul style="list-style-type: none"> a) Reduce the volume of waste produced in Islington b) Increase the proportion of waste recycled or composted c) Provide infrastructure for dealing with the residual waste in the most sustainable way 	<ul style="list-style-type: none"> – Residual household waste per household – Percentage of household waste sent for reuse, recycling and composting – Percentage of municipal waste landfilled
12.Reduce air, water, noise and soil pollution and their negative impacts on human health	<ul style="list-style-type: none"> a) Improve air quality and reduce its negative affects on human health b) Reduce the impact of noise on human health and wellbeing, particularly in sensitive areas c) Protect surface and groundwater quality d) Prevent soil pollution and restore contaminated land 	<ul style="list-style-type: none"> – Annual average concentrations and number of hourly exceedences of nitrogen dioxide in air – Annual average concentrations and number of daily exceedences of PM10 in air – Increase in areas identified as tranquil – Number of contaminated sites that have been remediated
13.Protect and enhance open space and access to it	<ul style="list-style-type: none"> a) Increase the quantity of open space in the borough b) Improve the quality and accessibility of open space c) Increase the use of open space 	<ul style="list-style-type: none"> – Quantity of open space (ha) – Proportion of eligible green space managed to green flag accreditation – Resident satisfaction with open space
14.Achieve a net gain in biodiversity, prioritising deficient areas of the borough and key habitats and species defined in Islington's Biodiversity Action Plan	<ul style="list-style-type: none"> a) Protect and enhance existing wildlife habitats in the borough b) Create new habitats, including in the built environment c) Protect the populations of priority species identified within Islington's BAP d) Maximise opportunities for engagement with wildlife, including environmental education 	<ul style="list-style-type: none"> – Change in areas designated for conservation significance – Proportion of the borough designated as nature deficient – Proportion of Local Sites where positive conservation management has been or is being implemented – Additional area of green roofs installed in new developments – Population data for key BAP species

Objective	Sub-objectives	Indicators
15. Increase the health and diversity of the local economy, including by increasing the proportion of local people in paid employment	<ul style="list-style-type: none"> a) Increase the proportion of local people in paid employment b) Support a range of local businesses of different sizes and types c) Improve educational attainment and opportunities for lifelong learning d) Reduce the environmental impact of the local economy 	<ul style="list-style-type: none"> – Proportion of people of working age who are economically inactive – Net gain in employment floorspace (by type and size) – Proportion of resident pupils attending Islington schools achieving 5+ A-Cs including English and Maths – Proportion of Islington residents with no qualifications – Number of businesses signed up to 15% CO₂ reduction with Islington's Climate Change Partnership

Section 3 – Sustainability Appraisal of the SPD

3.1 SPD objectives

The overall objective for the Planning Obligations SPD is:

To provide developers, members of the community and other stakeholders with a clear indication of what obligations are likely to be required to mitigate the pressures arising from new development, and to ensure that new development is sustainable. This will assist developers in allowing for the costs of obligations in their financial planning, and help to reduce time required to negotiate and agree obligations, speeding up the development management process and providing more certainty for all parties.

The above objective has been taken forward by defining standard and other obligations relevant to a range of development types, including through the use of formulae which calculate financial contributions. The standard obligations outlined are: transport; open space, sport and recreation; children and young people's play and informal recreation; employment, training and local procurement; community provision; and construction practice. Other obligations include mixed use development; sustainability; education; health; community safety; and public art, as well as a non-exhaustive list of other obligations that may be required should a need arise on a specific development.

3.2 Testing the SPD policies against the Sustainability Framework

The obligations under each of these policy topics have been assessed against the above Sustainability Framework, including through assessment against a baseline option of 'do nothing'. The framework attempts to predict and evaluate the likely effects of the draft SPD and consider ways of mitigating adverse effects and maximising beneficial effects.

The results of the SA are summarised below. The full results can be found in Appendix 1.

Figure 4: Summarised results of the SA

Obligation topic	Positive impacts	Negative impacts	Mitigating adverse effects/maximising beneficial effects
<i>Transport</i>	<p>The main impact of the transport obligations within the SPD will be increased and/or accelerated delivery of the borough's Sustainable Transport Strategy and other related programmes. This is likely to increase the positive impacts which will arise from sustainable transport improvements, including increased accessibility and reduced environmental impacts of travel. Removing the rights of new occupants to apply for car parking permits and requiring the submission of green travel plans will increase the use of sustainable transport methods.</p>	<p>Some negative impacts may arise from certain instances or detailed implementation of projects, such as in waste produced from highway reinstatement works. However these have not been considered significant by this appraisal as they will be covered by the Sustainability Appraisal for the STS .</p>	<p>Positive impacts identified here could be enhanced by further financial contributions towards sustainable transport projects; however the potential for this will need to be balanced against other priorities identified in the SPD.</p>

Obligation topic	Positive impacts	Negative impacts	Mitigating adverse effects/maximising beneficial effects
<i>Open space, sport and recreation</i>	The most significant effect of the open space, sport and recreation obligations will be any contribution to increasing or improving the amount of open space within the borough, thus achieving a key, but challenging local objective. The obligations will also support increased and/or accelerated delivery of the borough's Open Space Strategy and leisure programmes, resulting in enhanced positive effects for those who live, work or visit the borough, including positive health impacts.	Negative impacts could result from use of chemicals and water on open space and resource use in expansion of the leisure estate. Many of these issues are already being considered, for example through the Environmental Management System covering the Green Space division; others will be considered in detailed Environmental Impact Assessments or Sustainability Appraisals of the Open Space Strategy, Leisure Strategy and related projects.	<p>If benefits, particularly of new open space, are to be maximised several issues should be taken into account. Open space must be designed to encourage wide use by all groups, something which has been criticised by some evaluations of public space in new developments. New space, and improved existing space, must also maximise the contribution it can make towards increasing the borough's biodiversity, particularly in areas of natural deficiency, and towards climate change adaptation, including through design for low water use. These factors will be assessed as part of planning applications which incorporate areas of open space and in redesign proposals for existing open space.</p> <p>Positive impacts identified here could also be enhanced by further financial contributions towards open space and leisure projects; however the potential for this will need to be balanced against other priorities identified in the SPD.</p>
<i>Play space</i>	Increasing the amount and quality of play space in the borough will have a positive impact on the local area, particularly around health and increased provision of local facilities. If the benefits are to be maximised, play space and the surrounding development must be designed to encourage wide use by all groups.	The only negative impacts identified are possible noise impacts of play areas on surrounding residents and resource use impacts of manufacture of play equipment.	<p>Noise impacts should be mitigated against through careful design of play space and the surrounding area. Resource use impacts can be mitigated through careful planning and design which chooses low impact materials from sustainable sources.</p> <p>Positive impacts identified here could be enhanced by further financial contributions towards play space projects; however the potential for this will need to be balanced against other priorities identified in the SPD.</p>

Obligation topic	Positive impacts	Negative impacts	Mitigating adverse effects/maximising beneficial effects
<i>Employment, training and local procurement</i>	Employment, training and local procurement obligations will contribute to local regeneration and social inclusion, by providing employment and training opportunities and supporting growth of local businesses.	No negative impacts (including cumulative impacts) have been identified.	Positive impacts identified here could be enhanced by further financial contributions towards open employment, training and local procurement; however the potential for this will need to be balanced against other priorities identified in the SPD.
<i>Community provision</i>	Community provision obligations will contribute to local regeneration and social inclusion, by improving local service provision and meeting the needs of a growing population.	The only negative impact identified results from possible resource impacts of construction or expansion of physical service provision.	Identified negative impacts of service expansion could be mitigated through careful planning and design of facilities which considers the environmental impacts of construction and operation. Positive impacts identified here could be enhanced by further financial contributions towards community provision; however the potential for this will need to be balanced against other priorities identified in the SPD.
<i>Construction practice</i>	Construction practice obligations will have a positive impact on reducing pollution, protecting biodiversity and encouraging sustainable use of resources.	No negative impacts (including cumulative effects) were identified in the appraisal.	There is potential to further enhance the obligation's positive effects by strengthening the Code of Construction Practice, for example around energy use, waste and construction traffic. This revision is currently underway.
<i>Mixed use developments</i>	Requiring mixed use developments and contributions towards the provision of affordable housing will have a positive impact on promoting compact, integrated and walkable neighbourhoods with a range of local facilities and delivering additional housing. Mixed use developments have a range of other impacts, including in reducing the need to travel and potentially reducing crime and fear of crime.	The only possible negative impact identified in the appraisal concerned possible noise impacts of certain co-located facilities, for example shops with evening or early morning delivery times and residential uses.	Careful consideration of appropriateness of co-location of uses and suitable design measures, such as extra sound-proofing, can mitigate against the identified possible negative impacts. This will be considered through the development control process.

Obligation topic	Positive impacts	Negative impacts	Mitigating adverse effects/maximising beneficial effects
<i>Sustainability (energy, climate change adaptation, biodiversity)</i>	Sustainability obligations will have a significant impact on environmental sustainability in the borough, including on reducing the borough's carbon emissions, increasing its resilience to likely changes in climate and promoting biodiversity.	No negative impacts (including cumulative effects) were identified in the appraisal.	Positive impacts identified here could be enhanced by further financial contributions towards sustainability; however the potential for this will need to be balanced against other priorities identified in the SPD.
<i>Education, health, community safety and public art; and other obligations</i>	Education, health, safety and art obligations are likely to have a direct impact on delivery of education, health, crime and urban design objectives, as well as supporting the delivery of housing and economic objectives. Other obligations which are sought where necessary to address issue arising from a new development will have a positive impact in ensuring the delivery of development that is in accordance with relevant planning policies and that is sustainable.	The only negative impact identified results from possible resource impacts of construction or expansion of physical education or health service provision.	The possible negative affects of service expansion can be mitigated through careful planning and design of facilities which considers the environmental impacts of construction and operation. Positive impacts identified here could be enhanced by further financial contributions; however the potential for this will need to be balanced against other priorities identified in the SPD.

3.3 Summary of results

The results of the appraisal show that the Planning Obligations SPD is likely to have a strong positive effect on the majority of the sustainability objectives. Generally these effects act to accelerate or increase the delivery of established programmes or strategies, or to increase the capacity of existing services to cope with growing demand. In a couple of cases, small modifications to the SPD or related documents have been proposed in order to maximise the benefits delivered. The development control process itself will also mitigate against other negative impacts, based on existing policy, for example inclusive design of open space on new developments and noise impacts associated with mixed use development.

While increasing the scale of any financial obligation would be likely to further increase the positive impacts generated, obligations can not be increased infinitely and therefore it is necessary to balance different priorities against each other. Contributions sought have been calculated based on assessments of impacts and costs of new development. Given this and the fact that all options have been assessed as having overridingly positive impacts, the split of contribution proposed is considered to be appropriate.

There are few significant negative impacts which can be judged at this level of analysis. Many of the policies or strategies which this SPD seeks to deliver have already undergone a Strategic Environmental Assessment or Sustainability Appraisal which will have considered sustainability issues. Specific impacts are likely to arise from the detailed implementation of projects supported by obligations, and it is recommended that careful planning and design of facilities takes place which considers the environmental impacts of construction and operation. This is the remit of services and organisations responsible for delivering such projects.

The impacts of the SPD can be monitored through the indicators proposed in figure 3 above; further monitoring of the impact of obligation policies and projects is also recommended.

Appendix 1: Sustainability Appraisal Matrix

Key					
++	Significant positive impact	+	Marginal positive impact	o	No impact
--	Significant negative impact	-	Marginal negative impact	?	Uncertain impact

1A. Standard Obligations: Transport			
Covering sustainable transport contribution (to delivering Islington's Sustainable Transport Strategy), site specific transport contributions (for example to provide disabled parking) and other transport obligations (including green travel plans and removal of car parking rights).			
Objective	Impact baseline option	Impact SPD option	Commentary and mitigation
1. Promote compact, integrated, walkable neighbourhoods which support a range of services and promote sustainable lifestyles	o	++	Sustainable transport is an important factor in promoting sustainable lifestyles and in ensuring sustainable patterns of development in the borough. This SPD will accelerate and/or increase the delivery of measures promoting sustainable transport in Islington.
2. Promote health and wellbeing, including by reducing health inequality	o	++	Increased sustainable transport improvements will promote health and wellbeing, by promoting walking and cycling and improving air quality; there may also be a marginal impact due to improved access to open space and leisure facilities.
3. Support diverse, engaged communities which facilitate the participation of local people in improving their area	o	+	Improving sustainable transport infrastructure should promote social inclusion by increasing access to services and facilities for local people, including by increasing the physical accessibility of transport services.
4. Provide high quality housing for a mixed and balanced community	o	o	Transport obligations are not likely to affect the provision of housing in the borough.
5. Ensure high quality design of buildings and public realm which maintains and enhances local character and areas of historic importance	o	+	Delivery of the Sustainable Transport Strategy's (STS) objectiveness around attractiveness of transport infrastructure should have some positive impact on the quality of local urban design, for example through environmental improvements to town centres and regeneration areas.

6. Reduce crime and the fear of crime	○	+	Improving sustainable transport infrastructure may reduce the perceived and actual level of crime associated with transport, through delivery of projects contributing to the 'safe' and 'secure' objectives within the STS, such as to create safer routes to public transport.
7. Reduce Islington's greenhouse gas emissions	○	++	Improving Islington's sustainable transport infrastructure is likely to encourage more people to walk, cycle and use public transport rather than travel by car, thus contributing to a reduction in greenhouse gas emissions due to car use.
8. Reduce the need to travel and promote sustainable transport solutions	○	++	Supporting the delivery of Islington's STS, requiring green transport plans and other site specific transport measures will have a strong positive impact on this objective, which closely matches the goal of the STS.
9. Ensure Islington is adapted to likely changes in climate, including increased temperatures, reduced water availability and increased risk of flooding	○	○	Sustainable transport improvements are unlikely to have an impact on Islington's ability to respond to climate change.
10. Promote sustainable use of natural resources, including energy, water and other materials	○	+	Sustainable transport improvements should encourage more sustainable use of energy resources, particularly of oil.
11. Encourage waste reduction, reuse and recycling and ensure the most sustainable methods of disposal	○	○	Sustainable transport improvements are unlikely to have an impact on waste reduction, recycling or disposal.
12. Reduce air, water, noise and soil pollution and their negative impacts on human health	○	++	Reducing the level of car use within the borough should have a significant impact in improving air quality and reducing noise pollution.
13. Protect and enhance open space and access to it	○	+	There may be a marginal positive impact on the access to open space as improved transport links may make it easier for local people to travel to open spaces.
14. Achieve a net gain in biodiversity, prioritising deficient areas of the borough and key habitats and species defined in Islington's Biodiversity Action Plan	○	○	Transport improvements are unlikely to have an impact on local biodiversity.
15. Increase the health and diversity of the local economy, including by increasing the proportion of	○	+	There may be a marginal positive impact on the local economy as improved transport links may make it easier for local people to travel to

local people in paid employment		work, particularly to jobs outside of the borough. There may be a marginal positive impact on education and lifelong learning as improved transport links may make it easier for local people to travel to school or colleges.
<p>Concluding comments</p> <p>Positive impacts – The main impact of the transport obligations within the SPD will be increased and/or accelerated delivery of the borough's Sustainable Transport Strategy and other related programmes. This is likely to increase the positive impacts which will arise from sustainable transport improvements, including in increased accessibility and reduced environmental impacts of travel.</p> <p>Negative impacts – While it is possible that some minor negative impacts may arise from certain instances or detailed implementation of projects, such as in waste produced from highway reinstatement works, these have not been considered significant by this appraisal as they have been covered in the Environmental Impact Assessments of the STS.</p> <p>Mitigating adverse effects/maximising beneficial effects – Positive impacts identified here could be enhanced by further financial contributions towards sustainable transport projects; however the potential for this will need to be balanced against other priorities identified in the SPD.</p>		

1B. Standard Obligations: Open space, sport and recreation

Covering provision of public open space on-site in new developments to maintain or increase the level of open space per person in the borough. Where this is not possible, a financial contribution towards the provision of enhanced or new open space will be required. A contribution towards leisure facilities will also be sought, in order to ensure adequate facilities can be delivered to meet the needs of future populations.

Objective	Impact baseline option	Impact SPD option	Commentary and mitigation
1. Promote compact, integrated, walkable neighbourhoods which support a range of services and promote sustainable lifestyles	○	++	Increased provision of open space and recreational areas will play an important role in ensuring those who live and work in Islington are able to live sustainable lifestyles. This impact will be particularly significant where new open space is provided on site, particularly in areas where access to high quality open space is currently limited.
2. Promote health and wellbeing, including by reducing health inequality	○	++	Open space has an important role to play in promoting physical activity and improved mental health. Increasing provision of open space and leisure facilities should therefore contribute to improved health and wellbeing both for new and existing residents, workers and visitors.
3. Support diverse, engaged communities which facilitate the participation of local people in improving their area	○	+	There is the potential for obligations around open space and recreation to increase social inclusion through provision of new areas of open and recreational space which is accessible to all. However design of open space and of the surrounding development will be important factors in ensuring all groups (both those living in the new development and in the surrounding area) have equal access to areas and are welcomed and encouraged to use the space and facilities. Such projects will have a positive impact through engagement and consultation with local user groups and residents enabling them to take part in improving their area. Financial contributions towards improvements of existing open space could also promote social inclusion through targeting at the poorest quality open space, including that around housing estates.

4. Provide high quality housing for a mixed and balanced community	○	+	Open space planning obligations could contribute towards the improvement of open space in the most deprived areas, which could support local regeneration, including through encouraging development of a more mixed housing stock.
5. Ensure high quality design of buildings and public realm which maintains and enhances local character and areas of historic importance	○	+	Open space improvements could improve local character and attractiveness and support wider improvements in urban design, although this is likely to be a minor effect.
6. Reduce crime and the fear of crime	○	+	Good design of open space and leisure facilities could contribute towards a reduction in crime and perceptions of crime in those areas.
7. Reduce Islington's greenhouse gas emissions	○	○	Open space and leisure obligations are unlikely to have a significant effect on reducing Islington's greenhouse gas emissions.
8. Reduce the need to travel and promote sustainable transport solutions	○	+	Increased quantity and quality of local open space and leisure facilities may reduce the need to travel further afield to access similar facilities.
9. Ensure Islington is adapted to likely changes in climate, including increased temperatures, reduced water availability and increased risk of flooding	○	++	Increased provision of open space will support Islington's resilience to the likely impacts of climate change, including by contributing to urban cooling. Open space should be designed to maximise these benefits and to be resilient itself to likely climate changes, for example by minimising its use of water.
10. Promote sustainable use of natural resources, including energy, water and other materials	○	-	Potential impacts include use of water resources for irrigation and materials, energy and water use in expansion of the leisure estate. This can be mitigated against through careful design and planning to ensure projects use natural resources carefully.
11. Encourage waste reduction, reuse and recycling and ensure the most sustainable methods of disposal	○		Open space and leisure obligations are unlikely to have a significant effect on waste reduction, reuse and recycling.
12. Reduce air, water, noise and soil pollution and their negative impacts on human health	○	+	Increased open space provision may support some reduced impacts of pollution, particularly by reducing the effects of noise and air pollution.
13. Protect and enhance open space and access to it	○	++	The open space obligations will support the delivery of this objective.

14. Achieve a net gain in biodiversity, prioritising deficient areas of the borough and key habitats and species defined in Islington's Biodiversity Action Plan	O	+	The open space obligations will promote an increase in biodiversity linked to both the provision of new open space and improvements to existing space through the implementation of Greenspace Area Action Plans. The potential for this linkage to be made should be strengthened in the SPD.
15. Increase the health and diversity of the local economy, including by increasing the proportion of local people in paid employment	O	+	Improving the borough's open space and leisure facilities may have some impact on improving the borough's economy, particularly by further attracting new businesses into the area.
<p>Concluding comments</p> <p>Positive impacts - The most significant effect of the open space, sport and recreation obligations will be to increase the amount of open space within the borough, thus achieving a key, but challenging local objective. The obligations will also support increased and/or accelerated delivery of the borough's Open Space Strategy and leisure programmes, resulting in enhanced positive effects for those who live, work or visit the borough.</p> <p>However, if benefits, particularly of new open space, are to be maximised several issues should be taken into account. New open space and the surrounding development must be designed to encourage wide use by all groups, something which has been criticised by some evaluations of public space in new developments. New space, and improved existing space, must also maximise the contribution it can make towards increasing the borough's biodiversity, particularly in areas of natural deficiency, and towards climate change adaptation, including through design for low water use.</p> <p>Negative impacts - The only negative impact identified results from possible resource impacts of use of chemicals and water on open space and resource use in expansion of the leisure estate. These are issues already being considered, for example through the Environmental Management System covering Green Space, and in the planning and implementation of new projects..</p> <p>Mitigating adverse effects/maximising beneficial effects – see above. Positive impacts identified here could also be enhanced by further financial contributions towards open space and leisure projects; however the potential for this will need to be balanced against other priorities identified in the SPD.</p>			

1C. Standard Obligations: Children and young people's play and informal recreation

Covering requirement for developments that include housing should provide for play and informal recreation, based on expected child population levels. Facilities should be provided on site, but where this is not feasible a contribution should be made to enhancement of local play facilities.

Objective	Impact baseline option	Impact SPD option	Commentary and mitigation
1. Promote compact, integrated, walkable neighbourhoods which support a range of services and promote sustainable lifestyles	O	++	Increased provision of local play space will play an important role in developing sustainable neighbourhoods which provide adequate facilities for children and young people.
2. Promote health and wellbeing, including by reducing health inequality	O	++	Play space has an important role to play in promoting physical activity and improved mental health of children and young people.
3. Support diverse, engaged communities which facilitate the participation of local people in improving their area	O	+	There is the potential for obligations around play space to increase social inclusion through provision of new play areas which is accessible to all. Design of play space will be important in ensuring all groups (both those living in the new development and in the surrounding area) have equal access to areas and are welcomed and encouraged to use the space and facilities. Such projects will have a positive impact through engagement and consultation with local user groups and residents enabling them to take part in improving their area. Financial contributions towards improvements of existing play spaces could also promote social inclusion through targeting at the poorest quality open space, including that around housing estates.
4. Provide high quality housing for a mixed and balanced community	O	+	Play space obligations are likely to improve housing amenity and the quality of housing estate public realm and have a significant effect on provision of housing.
5. Ensure high quality design of buildings and public realm which maintains and enhances local character and areas of historic importance	O	+	Play space obligations are likely to have a positive effect on the quality of public realm through the use of up to date guidance on urban design.
6. Reduce crime and the fear of crime	O	O	Play space obligations are unlikely to have a significant effect on crime.

7.Reduce Islington's greenhouse gas emissions	○	○	Play space obligations are unlikely to have a significant effect on reducing Islington's greenhouse gas emissions.
8.Reduce the need to travel and promote sustainable transport solutions	○	+	Improved local play spaces may encourage families to spend more time in the local area rather than travelling further away for similar facilities.
9.Ensure Islington is adapted to likely changes in climate, including increased temperatures, reduced water availability and increased risk of flooding	○	○	Play space obligations are unlikely to have a significant effect on climate change adaptation.
10. Promote sustainable use of natural resources, including energy, water and other materials	○	-	Development of play space is likely to involve use of materials, as well as energy during production. Impacts of this could be minimised through careful design and use of low impact, sustainably sourced materials.
11. Encourage waste reduction, reuse and recycling and ensure the most sustainable methods of disposal	○	○	Play space obligations are unlikely to have a significant effect on waste.
12. Reduce air, water, noise and soil pollution and their negative impacts on human health	○	○	Play space obligations are unlikely to have a significant effect on pollution.
13. Protect and enhance open space and access to it	○	+	Play space and open space are likely to be complementary; high quality play space may encourage increased use of neighbouring green space.
14. Achieve a net gain in biodiversity, prioritising deficient areas of the borough and key habitats and species defined in Islington's Biodiversity Action Plan	○	○	Play space obligations are unlikely to have a significant effect on biodiversity.
15. Increase the health and diversity of the local economy, including by increasing the proportion of local people in paid employment	○	○	Play space obligations are unlikely to have a significant effect on Islington's economy.
Concluding comments			
Positive impacts - Increasing the amount and quality of play space in the borough will have a positive impact on the local area, particularly around health and increased provision of local facilities. If the benefits are to be maximised, play space and the surrounding development must be designed to encourage wide use by all groups.			
Negative impacts - The only negative impact identified results from possible resource impacts of manufacture of play equipment. This was not considered			

to be a significant impact and can be mitigated through careful planning and design which chooses low impact materials from sustainable sources.

Mitigating adverse effects/maximising beneficial effects – Positive impacts identified here could be enhanced by further financial contributions towards play space projects; however the potential for this will need to be balanced against other priorities identified in the SPD.

1D. Standard Obligations: Employment, training and local procurement

Developers are required to sign up to the Code of Local Employment and Training covering construction work placements and training for local people to access jobs created by development once complete (or equivalent payments). Developers are also required to commit to the principles of the Council's Code of Local Procurement, encouraging tendering opportunities for local businesses,

Objective	Impact baseline option	Impact SPD option	Commentary and mitigation
1. Promote compact, integrated, walkable neighbourhoods which support a range of services and promote sustainable lifestyles	○	○	Employment, training and local procurement obligations are unlikely to have a significant effect on sustainable patterns of urban development.
2. Promote health and wellbeing, including by reducing health inequality	○	+	Employment obligations may have some effect on enhancing health (particularly mental health) by supporting those currently out of work to re-enter employment.
3. Support diverse, engaged communities which facilitate the participation of local people in improving their area	○	++	Employment obligations will have a significant affect on promoting social inclusion and access to services by providing support and opportunities to those currently excluded from the labour market.
4. Provide high quality housing for a mixed and balanced community	○	○	Employment, training and local procurement obligations are unlikely to have a significant effect on housing.
5. Ensure high quality design of buildings and public realm which maintains and enhances local character and areas of historic importance	○	○	Employment, training and local procurement obligations are unlikely to have a significant effect on urban design.
6. Reduce crime and the fear of crime	○	○	Employment, training and local procurement obligations are unlikely to have a significant effect on crime.
7. Reduce Islington's greenhouse gas emissions	○	+	Encouraging local employment and procurement is likely to reduce greenhouse gas emissions associated with transport of employees and goods, both during construction and operation of a site.

8. Reduce the need to travel and promote sustainable transport solutions	○	+	Encouraging local employment and procurement is likely to reduce the need for transport of employees and goods, both during construction and operation of a site.
9. Ensure Islington is adapted to likely changes in climate, including increased temperatures, reduced water availability and increased risk of flooding	○	○	Employment, training and local procurement obligations are unlikely to have a significant effect on climate change adaptation.
10. Promote sustainable use of natural resources, including energy, water and other materials	○	○	Employment, training and local procurement obligations are unlikely to have a significant effect on use of natural resources.
11. Encourage waste reduction, reuse and recycling and ensure the most sustainable methods of disposal	○	○	Employment, training and local procurement obligations are unlikely to have a significant effect on waste.
12. Reduce air, water, noise and soil pollution and their negative impacts on human health	○	○	The reduced need to travel generated by local employment and procurement obligations may lead to some improvements in air quality and noise pollution due to reduced traffic levels; however this is unlikely to be significant in proportion to remaining traffic levels.
13. Protect and enhance open space and access to it	○	○	Employment, training and local procurement obligations are unlikely to have a significant effect on open space.
14. Achieve a net gain in biodiversity, prioritising deficient areas of the borough and key habitats and species defined in Islington's Biodiversity Action Plan	○	○	Employment, training and local procurement obligations are unlikely to have a significant effect on biodiversity.
15. Increase the health and diversity of the local economy, including by increasing the proportion of local people in paid employment	○	++	The provision of local employment, training and procurement opportunities will increase the opportunities available to Islington's workforce and local businesses. The provision of training opportunities related to construction and operation of a development will increase opportunities for lifelong learning and provide progression routes into employment.
<p>Concluding comments</p> <p>Positive impacts – Employment, training and local procurement obligations will contribute to local regeneration and social inclusion, by providing employment and training opportunities and supporting growth of local businesses.</p> <p>Negative impacts – No negative impacts (including cumulative impacts) have been identified.</p> <p>Mitigating adverse effects/maximising beneficial effects – Positive impacts identified here could be enhanced by further financial contributions towards open employment, training and local procurement; however the potential for this will need to be balanced against other priorities identified in the SPD.</p>			

1E. Standard Obligations: Community provision

Requires a contribution to other community infrastructure needs not covered elsewhere in the SPD, including libraries, community centres and children's centres. Provision of on-site community facilities may also be required.

Objective	Impact baseline option	Impact SPD option	Commentary and mitigation
1. Promote compact, integrated, walkable neighbourhoods which support a range of services and promote sustainable lifestyles	O	++	Local community facilities are a vital part of creating sustainable communities and the requirement to support increased capacity of local facilities would strongly support this objective.
2. Promote health and wellbeing, including by reducing health inequality	O	++	Provision of community facilities would support health directly by increasing access to health services, including through 3 rd party providers such as Children's Centres, and encouraging access to a range of services by foot or bicycle.
3. Support diverse, engaged communities which facilitate the participation of local people in improving their area	O	++	Provision of community facilities would support social inclusion and equal access to local services, particularly where support is targeted at improving infrastructure for those in the most deprived areas.
4. Provide high quality housing for a mixed and balanced community	O	+	Improved infrastructure is necessary to support the effective delivery of housing in the borough and would therefore play some role in achieving this objective.
5. Ensure high quality design of buildings and public realm which maintains and enhances local character and areas of historic importance	O	O	Community provision obligations are unlikely to have a significant effect on urban design.
6. Reduce crime and the fear of crime	O	O	Community provision obligations are unlikely to have a significant effect on reducing crime.
7. Reduce Islington's greenhouse gas emissions	O	O	Community provision obligations are unlikely to have a significant effect on greenhouse gas emissions.
8. Reduce the need to travel and promote sustainable transport solutions	O	+	Increased community infrastructure provision may have some impact on reducing the need for people to travel further to access facilities.

9. Ensure Islington is adapted to likely changes in climate, including increased temperatures, reduced water availability and increased risk of flooding	○	○	Community provision obligations are unlikely to have a significant effect on climate change adaptation.
10.Promote sustainable use of natural resources, including energy, water and other materials	○	-	Expansion of community service provision may have some negative impact on resource use, for example if construction or expansion of facilities is involved. However design of particular facilities will need to take resource use into account to minimise their environmental impact.
11.Encourage waste reduction, reuse and recycling and ensure the most sustainable methods of disposal	○	○	Community provision obligations are unlikely to have a significant effect on waste.
12.Reduce air, water, noise and soil pollution and their negative impacts on human health	○	○	Community provision obligations are unlikely to have a significant effect on pollution.
13.Protect and enhance open space and access to it	○	○	Community provision obligations are unlikely to have a significant effect on open space.
14.Achieve a net gain in biodiversity, prioritising deficient areas of the borough and key habitats and species defined in Islington's Biodiversity Action Plan	○	○	Community provision obligations are unlikely to have a significant effect on biodiversity.
15.Increase the health and diversity of the local economy, including by increasing the proportion of local people in paid employment	○	+	Expansion of community services may have some positive impact on the local economy by providing improved facilities for those working in the borough, potentially a factor in attracting new businesses to the borough. Improved community infrastructure such as libraries and training spaces would also support this objective.
<p>Concluding comments</p> <p>Positive impacts – Community provision obligations will contribute to local regeneration and social inclusion, by improving local service provision and meeting the needs of a growing population.</p> <p>Negative impacts - The only negative impact identified results from possible resource impacts of construction or expansion of physical service provision. This was not considered to be a significant impact and can be mitigated through careful planning and design of facilities which considers the environmental impacts of construction and operation.</p> <p>Mitigating adverse effects/maximising beneficial effects – Positive impacts identified here could be enhanced by further financial contributions towards community provision; however the potential for this will need to be balanced against other priorities identified in the SPD.</p>			

1F. Standard Obligations: Construction practice

Requires developers and contractors to comply with the Islington Code of Construction Practice and to provide a contribution towards costs of monitoring this.

Objective	Impact baseline option	Impact SPD option	Commentary and mitigation
1. Promote compact, integrated, walkable neighbourhoods which support a range of services and promote sustainable lifestyles	○	○	Construction practice obligations are unlikely to have a significant effect on promoting sustainable urban development.
2. Promote health and wellbeing, including by reducing health inequality	○	+	Requiring developers to follow the Code of Construction will ensure that those living in the vicinity of development do not suffer noise, dust or other pollution impacts which may damage their health.
3. Support diverse, engaged communities which facilitate the participation of local people in improving their area	○	○	Construction practice obligations are unlikely to have a significant effect on promoting social inclusion.
4. Provide high quality housing for a mixed and balanced community	○	○	Construction practice obligations are unlikely to have a significant effect on housing.
5. Ensure high quality design of buildings and public realm which maintains and enhances local character and areas of historic importance	○	○	Construction practice obligations are unlikely to have a significant effect on urban design.
6. Reduce crime and the fear of crime	○	○	Construction practice obligations are unlikely to have a significant effect on crime.
7. Reduce Islington's greenhouse gas emissions	○	?	The current Code of Construction does not encourage reduced energy use by developers during construction; however this is an opportunity which can be addressed in the upcoming revision of the Code.
8. Reduce the need to travel and promote sustainable transport solutions	○	?	The current Code of Construction does not provide guidance on sustainable transport during construction; however this is an opportunity which can be addressed in the upcoming revision of the Code.

9. Ensure Islington is adapted to likely changes in climate, including increased temperatures, reduced water availability and increased risk of flooding	○	○	Construction practice obligations are unlikely to have a significant effect on climate change adaptation, other than through reduced water use which is covered below.
10. Promote sustainable use of natural resources, including energy, water and other materials	○	+	The current Code of Construction provides some guidance on use of natural resources during construction, principally around water use and waste. However there is an opportunity to increase the guidance in this area in the upcoming revision of the Code.
11. Encourage waste reduction, reuse and recycling and ensure the most sustainable methods of disposal	○	+	The Code of Construction provides some guidance on waste reduction, reuse and recycling during construction. However there is an opportunity to increase the guidance in this area in the upcoming revision of the Code.
12. Reduce air, water, noise and soil pollution and their negative impacts on human health	○	++	The Code of Construction contains strong guidelines on limiting all forms of pollution during construction and is likely to have a significant positive impact on reducing pollution resulting from construction.
13. Protect and enhance open space and access to it	○	○	Construction practice obligations are unlikely to have a significant effect on open space.
14. Achieve a net gain in biodiversity, prioritising deficient areas of the borough and key habitats and species defined in Islington's Biodiversity Action Plan	○	++	The Code of Construction contains guidelines on protection of biodiversity during construction and is likely to have a positive impact on this objective.
15. Increase the health and diversity of the local economy, including by increasing the proportion of local people in paid employment	○	○	Construction practice obligations are unlikely to have a significant effect on Islington's economy.
<p>Concluding comments</p> <p>Positive impacts – Construction practice obligations will have a positive impact on reducing pollution, protecting biodiversity and encouraging sustainable use of resources.</p> <p>Negative impacts - No negative impacts (including cumulative effects) were identified in the appraisal.</p> <p>Mitigating adverse effects/maximising beneficial effects - There is potential to further enhance the obligation's positive effects by strengthening areas of the Code of Construction, for example around energy use, waste and construction traffic, in the upcoming revision of the Code.</p>			

2A. Other Obligations: Mixed use development			
Requires that in major development proposals where there is an increase in office floorspace, a mix of uses should be provided for, including housing.			
Objective	Impact baseline option	Impact SPD option	Commentary and mitigation
1. Promote compact, integrated, walkable neighbourhoods which support a range of services and promote sustainable lifestyles	○	++	Mixed use development obligations will increase the level of mixed use development across the borough, thus promoting integrated neighbourhoods which offer a range of local services and facilities.
2. Promote health and wellbeing, including by reducing health inequality	○	+	Ensuring co-location of housing and other services and facilities encourages walking and cycling which contributes to improved health.
3. Support diverse, engaged communities which facilitate the participation of local people in improving their area	○	○	Mixed use development obligations are unlikely to have a significant effect on social inclusion.
4. Provide high quality housing for a mixed and balanced community	○	++	Requiring mixed use developments will ensure a higher level of housing provision, including affordable housing.
5. Ensure high quality design of buildings and public realm which maintains and enhances local character and areas of historic importance	○	○	Mixed use development obligations are unlikely to have a significant effect on design.
6. Reduce crime and the fear of crime	○	+	Mixed use development can reduce crime and fear of crime as it encourages round the clock use of buildings, thus increasing security within the building and in the area overlooked by it.
7. Reduce Islington's greenhouse gas emissions	○	○	Mixed use development obligations are unlikely to have a significant effect on greenhouse gas emissions.
8. Reduce the need to travel and promote sustainable transport solutions	○	++	Mixed use development can play a part in reducing the need to travel by co-locating employment uses, housing and other services.

9. Ensure Islington is adapted to likely changes in climate, including increased temperatures, reduced water availability and increased risk of flooding	○	○	Mixed use development obligations are unlikely to have a significant effect on climate change adaptation.
10.Promote sustainable use of natural resources, including energy, water and other materials	○	○	Mixed use development obligations are unlikely to have a significant effect on use of natural resources.
11.Encourage waste reduction, reuse and recycling and ensure the most sustainable methods of disposal	○	○	Mixed use development obligations are unlikely to have a significant effect on waste.
12.Reduce air, water, noise and soil pollution and their negative impacts on human health	○	?	While reduced vehicular travel associated with mixed use developments can improve air quality, it is possible that some use mixes may lead to unacceptable levels of noise in residential areas. However, this is unlikely given the employment uses common in Islington and can be mitigated against by consideration of the appropriateness of co-located uses and suitable design measures.
13.Protect and enhance open space and access to it	○	○	Mixed use development obligations are unlikely to have a significant effect on open space.
14.Achieve a net gain in biodiversity, prioritising deficient areas of the borough and key habitats and species defined in Islington's Biodiversity Action Plan	○	○	Mixed use development obligations are unlikely to have a significant effect on biodiversity.
15.Increase the health and diversity of the local economy, including by increasing the proportion of local people in paid employment	○	+	Mixed use areas can support strong local economies; additional provision of housing also increases available accommodation for the borough's workforce, including affordable housing.
<p>Concluding comments</p> <p>Positive impacts – Requiring mixed use developments will have a positive impact on promoting compact, integrated and walkable neighbourhoods with a range of local facilities and ensuring a good supply of housing. Mixed use developments have a range of other impacts, including to reduce the need to travel and potentially to reduce crime and fear of crime.</p> <p>Negative impacts - The only possible negative impact identified in the appraisal concerned possible noise impacts of certain co-located facilities, for example shops with evening or early morning delivery times and residential uses. However, careful consideration of appropriateness of co-location of uses and suitable design measures, such as extra sound-proofing, can mitigate this.</p> <p>Mitigating adverse effects/maximising beneficial effects – see above.</p>			

2B. Other Obligations: Sustainability			
Requires developments which have a significant impact on Islington's carbon emissions and/or ability to adapt to climate change to contribute to mitigation of this impact. Where developments do not include significant on site biodiversity measures, requires a contribution to off site biodiversity projects.			
Objective	Impact baseline option	Impact SPD option	Commentary and mitigation
1. Promote compact, integrated, walkable neighbourhoods which support a range of services and promote sustainable lifestyles	○	○	Sustainability obligations are unlikely to have a significant effect on promoting compact, integrated, walkable neighbourhoods.
2. Promote health and wellbeing, including by reducing health inequality	○	+	The increase in the borough's resilience to climate change and in biodiversity as a result of sustainability obligations is likely to have some positive impacts on the health of those living and working in Islington.
3. Support diverse, engaged communities which facilitate the participation of local people in improving their area	○	○	Sustainability obligations are unlikely to have a significant effect on social inclusion.
4. Provide high quality housing for a mixed and balanced community	○	○	Sustainability obligations are unlikely to have a significant effect on housing.
5. Ensure high quality design of buildings and public realm which maintains and enhances local character and areas of historic importance	○	○	Sustainability obligations are unlikely to have a significant effect on urban design.
6. Reduce crime and the fear of crime	○	○	Sustainability obligations are unlikely to have a significant effect on crime.
7. Reduce Islington's greenhouse gas emissions	○	++	Energy obligations will contribute towards measures to reduce the borough's greenhouse gas emissions by providing funding for off-site reduction projects.
8. Reduce the need to travel and promote sustainable transport solutions	○	○	Sustainability obligations are unlikely to have a significant effect on sustainable transport.
9. Ensure Islington is adapted to likely changes in climate, including increased temperatures, reduced	○	++	Climate change adaptation obligations will contribute towards delivery of the borough's Climate Change Adaptation Strategy, accelerating action to

water availability and increased risk of flooding			adapt Islington to likely future changes in climate.
10.Promote sustainable use of natural resources, including energy, water and other materials	○	++	Energy obligations will contribute to a reduction in energy use in the borough and to increasing provision of sustainable sources of heat and power.
11.Encourage waste reduction, reuse and recycling and ensure the most sustainable methods of disposal	○	○	Sustainability obligations are unlikely to have a significant effect on waste.
12.Reduce air, water, noise and soil pollution and their negative impacts on human health	○	○	Sustainability obligations are unlikely to have a significant effect on pollution.
13.Protect and enhance open space and access to it	○	+	Biodiversity obligations include funding of off-site biodiversity projects, many of which are likely to take place in areas of public open space.
14.Achieve a net gain in biodiversity, prioritising deficient areas of the borough and key habitats and species defined in Islington's Biodiversity Action Plan	○	++	Biodiversity obligations will support delivery of the borough's Biodiversity Action Plan, protecting and enhancing key local habitats and species.
15.Increase the health and diversity of the local economy, including by increasing the proportion of local people in paid employment	○	○	Sustainability obligations are unlikely to have a significant effect on Islington's economy.
<p>Concluding comments</p> <p>Positive impacts – Sustainability obligations will have a significant impact on environmental sustainability in the borough, including on reducing the borough's carbon emissions, increasing its resilience to likely changes in climate and promoting biodiversity.</p> <p>Negative impacts - No negative impacts (including cumulative effects) were identified in the appraisal.</p> <p>Mitigating adverse effects/maximising beneficial effects - Positive impacts identified here could be enhanced by further financial contributions towards sustainability; however the potential for this will need to be balanced against other priorities identified in the SPD.</p>			

2C. Other Obligations: Education, health, community safety and public art

Where a residential development proposal is likely to have a specific impact on the provision of education or health facilities, requires a contribution towards improvement of these. Obligations may also be sought to implement measures which minimise potential crime and the fear of crime or provide public art within a new development.

Objective	Impact baseline option	Impact SPD option	Commentary and mitigation
1. Promote compact, integrated, walkable neighbourhoods which support a range of services and promote sustainable lifestyles	○	++	Education and health obligations will support the provision of local facilities which will contribute to the delivery of this objective.
2. Promote health and wellbeing, including by reducing health inequality	○	++	Health obligations will require developments having a significant impact on local health service capacity to contribute to improved health provision.
3. Support diverse, engaged communities which facilitate the participation of local people in improving their area	○	+	Provision of additional facilities for health and education should make some contribution to the achievement of this objective by improving the services available within Islington.
4. Provide high quality housing for a mixed and balanced community	○	○	Education and health obligations will support the delivery of new housing by ensuring adequate infrastructure will be in place to support an increased population.
5. Ensure high quality design of buildings and public realm which maintains and enhances local character and areas of historic importance	○	++	Public art obligations will support development of a high quality public realm which promotes local character and history.
6. Reduce crime and the fear of crime	○	++	Planning obligations on community safety will support measures to minimise crime and the fear of crime.
7. Reduce Islington's greenhouse gas emissions	○	○	Education, health, safety and art obligations are unlikely to have a significant effect on greenhouse gas emissions.
8. Reduce the need to travel and promote sustainable transport solutions	○	○	Education, health, safety and art obligations are unlikely to have a significant effect on sustainable transport.

9. Ensure Islington is adapted to likely changes in climate, including increased temperatures, reduced water availability and increased risk of flooding	○	○	Education, health, safety and art obligations are unlikely to have a significant effect on climate change adaptation.
10.Promote sustainable use of natural resources, including energy, water and other materials	○	-	Expansion of health and education service provision may have some negative impact on resource use, for example if construction or expansion of facilities is involved. However design of particular facilities will need to take resource use into account to minimise their environmental impact.
11.Encourage waste reduction, reuse and recycling and ensure the most sustainable methods of disposal	○	○	Education, health, safety and art obligations are unlikely to have a significant effect on waste.
12.Reduce air, water, noise and soil pollution and their negative impacts on human health	○	○	Education, health, safety and art obligations are unlikely to have a significant effect on pollution.
13.Protect and enhance open space and access to it	○	○	Education, health, safety and art obligations are unlikely to have a significant effect on open space.
14.Achieve a net gain in biodiversity, prioritising deficient areas of the borough and key habitats and species defined in Islington's Biodiversity Action Plan	○	○	Education, health, safety and art obligations are unlikely to have a significant effect on biodiversity.
15.Increase the health and diversity of the local economy, including by increasing the proportion of local people in paid employment	○	++	Increased service provision may have some positive effect on Islington's economy by supporting growth in residential and worker populations. Education obligations will ensure that where a development is likely to have a specific impact on the provision of educational facilities, contributions for new or improved education provision will be required.
<p>Concluding comments</p> <p>Positive impacts – Education, health, safety and art obligations are likely to have a direct impact on delivery of education, health, crime and urban design objectives, as well as supporting the delivery of housing and economic objectives.</p> <p>Negative impacts - The only negative impact identified results from possible resource impacts of construction or expansion of physical service provision. This was not considered to be a significant impact and can be mitigated through careful planning and design of facilities which considers the environmental impacts of construction and operation. Some projects may also be subject to a separate SA.</p> <p>Mitigating adverse effects/maximising beneficial effects - Positive impacts identified here could be enhanced by further financial contributions; however the potential for this will need to be balanced against other priorities identified in the SPD.</p>			