

Stevenage Borough Council

Local Plan Partial Update Addendum (Regulation 19 to Pre-Submission)

Sustainability Appraisal & Strategic Environmental Assessment

June 2025



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1. Purpose

This Sustainability Appraisal & Strategic Environmental Assessment should be read alongside and as an update to “Sustainability Appraisal & Strategic Environmental Assessment: Matrix-Based Appraisals for New and Revised Policies since Adoption of Stevenage Borough Local Plan May 2019” which supported the Local Plan Partial Update Regulation 19 consultation from November 2024 to February 2025.

2. Background

The Stevenage Local Plan – Review and Partial Update has gone through two rounds of consultation, in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012:

- Regulation 18 draft policies preparation: 5 July to 15 August 2024
- Regulation 19 final policies publication: 21 November 2024 to 14 February 2025

The next step in the process is to submit the Plan to the Secretary of State (MHCLG), ahead of an independent Examination in Public by an appointed Planning Inspector.

The Regulation 19 plan proposed change to policy SP7 to a requirement for the plan period of 3,290 dwellings, reflecting the NPPF 2023 Standard Methodology figure over the remaining 7 years of the plan period. However, it was not the Council’s intention that the plan period or the dwelling requirement to be met within that period should be altered.

In responding to a consultation response at the Regulation 18 stage, the Council revised SP7 with the single aim of reflecting the 2023 standard methodology figure within the policy for the remainder of the plan period. On reflection, that was unnecessary. The residual requirement for the plan period far exceeds the LHN and does not need revision.

The only revision to policy SP7 which the Council has now decided would be helpful is to identify the residual dwelling requirement to be met within the remaining 7 years of the plan period allowing for completions to date i.e. 4,956 dwellings.

The use of this figure ensures that the plan period and the dwelling requirement for the plan period remain unchanged and this also ensures alignment with the assessments undertaken within the SHMA 2023.

The 4,956 dwelling figure will be used for the purposes of assessing the five year land supply which is permitted by the NPPF 2023 (and the NPPF 2024) because the local plan requirement has been reviewed in the light of the Standard Methodology figures and does not need updating. A proposed Addendum to this effect is being consulted upon prior to submission of the plan.

3. Proposed Addendum Regulation 19 to Pre-Submission Version

The main proposed change concerns:

Policy SP7: High Quality Homes

A figure of 4,956 homes (2024–2031, as part of the overall 2011–2031 homes figure of 7,600) replacing the 3,290 homes (2024–2031, as part of the overall 2011–2031 homes figure of 7,600).

The key point of note is that the existing overall housing need figure of 7,600 for the whole plan period (2011–2031) is not changing. The Local Plan Partial Update is providing clarity on what is left as a target to deliver, for the remaining period (2024–2031).

Amendments to supporting text in the Plan, to reflect this change, include to:

- Paragraph 4.6
- Paragraph 5.68
- Paragraph 5.71
- Paragraph 9.2A
- Paragraph 15.10

A number of other minor amendments are proposed in addition, to reflect representations made at Regulation 19 stage and for completeness prior to Submission of the Local Plan Partial Update. These include:

- **Policy CC1: Energy Efficiency** (update and clarification on terminology relating to large scale developments and whole life cycle carbon).
- **Policy EC1: Allocated Sites for Employment Development** (slight amendment in target floorspace provision from 12,000m² to 10,000m² for site EC1/2 South of Bessemer Drive, Gunnels Wood).
- **Policy TC9: High Street Shopping Area** (removal of point (b) which stated that within the HSSA, planning permission for development of a scale appropriate to the High Street's location in the retail hierarchy and which falls into Use Classes E, C1, C3, F.1 or F.2 will be granted where it does not propose Class E uses outside of the High Street Primary Frontages).
- **Policy IT5: Parking and Access** (point of clarity – refers to the Parking Provision SPD, not Parking SPD as previously stated).
- Paragraph 7.59 (to accord with change to Policy TC9).

4. Sustainability Appraisal & Strategic Environmental Assessment of Local Plan Partial Update Addendum (Regulation 19 to Pre-Submission)

A Sustainability Appraisal should consider the effects of the proposed plan on the environment and incorporate measures to reduce, prevent or mitigate against any likely adverse effects.

The Sustainability Appraisal should also provide a clear audit trail demonstrating how the local planning authority has moved from the appraisal of broad options, to the selection of a specific policy direction.

This section appraises the policies in the Stevenage Borough Local Plan Partial Update to ensure that any potentially damaging effects are identified.

Each set of policies subject to the Local Plan Partial Update Addendum, is assessed in turn.

We have followed the same matrix-based appraisal system as the original Sustainability Appraisal documentation that supported the 2019 Local Plan and for the Local Plan – Review and Partial Update Regulation 19 consultation (2024).

Below is a summary appraisal of the policies subject to the Local Plan Partial Update Addendum.

Figure 1. Summary Appraisal of Policies subject to Local Plan Partial Update Addendum.

Policy Name	Timeframe	Environmental	Social	Economic
SP7: High Quality Homes	Short Term (S)	+ / - -	++	+
	Medium Term (M)	+ / -	++	+
	Long Term (L)	+ / -	++	+
CC1: Energy Efficiency	S	+	+	?
	M	+	+	?
	L	+	+ / ?	?
EC1: Allocated Sites for Employment Development	S	0	0	+
	M	0	0	+
	L	0	0	+
TC9: High Street Shopping Area	S	0 / +	+	?
	M	0 / +	+	?
	L	0 / +	++	?
IT5: Parking and Access	S	++ / -	+	+
	M	++ / -	+	+
	L	++ / -	+	+

Policy SP7: High quality homes

Summary of appraisal:

Housing growth is a key component of the plan. Due to the significant greenfield development that is required by the plan, this policy scores poorly against a number of environmental objectives when measured at this broad level.

This is balanced, to an extent, by the predominantly positive social and economic effects that will arise from building a large number of new homes.

This policy is anticipated to deliver significant social benefits. This is because of the wide range of housing that will be provided. Both the affordable and aspirational housing requirements will help to meet identified demand, with secondary benefits arising from providing a more balanced housing market.

There are some concerns that low-density, aspirational housing will lead to an increased greenfield land-take. However, the current absence of housing for this sector of the market is identified as a key issue for the future of the town

Our appraisal identifies that the provision of new, permanent pitches for Gypsies and Travellers should improve life chances and generally deliver significant social benefits.

This policy, in identifying the area around Junction 8 of the A1(M) as the preferred area of search does not allow scope for greenfield development which could have adverse environmental impacts.

Recommendations:

Assessment of the suitability of individual sites for different housing types should take place and their associated mitigation measures.

***This has not changed from the Sustainability Appraisal of Policy SP7 from the adopted Local Plan 2019. The overall Local Plan housing target of 7,600 remains unchanged.**

Policy EC1: Allocated Sites for Employment Development

Summary of appraisal:

6.22 Policy EC1 promotes the use of sites for employment in appropriate areas thereby supporting the economy of the town. This is likely to support social mobility and in part address any environmental contamination issues that may be present.

6.23 The Employment Technical Paper (2024) details the evidence for the policy and can be used to assist with the appraisal.

***This has not changed from the Sustainability Appraisal of Policy EC1 from the Local Plan Partial Update Regulation 19 stage. No significant changes arise from the Local Plan Partial Update Addendum (Regulation 19 to Pre-Submission).**

Policy CC1: Energy Efficiency

Summary of appraisal:

6.24 Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation and resilience to climate change. This proposed policy in the local plan sets clear energy efficiency standards for new development. There is some uncertainty over the effect on the social and economic benefits, particularly long term, but the positive benefits are significant. Major developments must achieve net zero operational emissions; and large-scale major developments must be whole life carbon (“WLC”) net zero. In practice, both standards require a 100% improvement on the target emissions rate (TER) set by Part L of the Building Regulations 2021, as measured by SAP 10.2.

6.25 The Climate Change Technical Paper (2024) details the evidence and positive benefits to the environment.

***This has not changed from the Sustainability Appraisal of Policy CC1 from the Local Plan Partial Update Regulation 19 stage. No significant changes arise from the Local Plan Partial Update Addendum (Regulation 19 to Pre-Submission).**

Policy TC9: High Street Shopping Area

Summary of appraisal:

6.44 The impacts of Policy TC9 are largely considered positive. The policy recognises and protects the cultural heritage of the area and focuses retail within this distinct area. The policy contributes towards the social and economic aspects of the sustainability objectives identified in the framework, in particular improving health and wellbeing by ensuring the viability of the high street.

***This has not changed from the Sustainability Appraisal of Policy TC9 from the Local Plan Partial Update Regulation 19 stage. No significant changes arise from the Local Plan Partial Update Addendum (Regulation 19 to Pre-Submission).**

Policy IT5: Parking and Access

Summary of appraisal:

The impacts of this policy have been assessed as being largely positive. It encourages the provision and the use of alternate modes of transport. This has knock-on effects similar to those described for Policy IT4. 10.83 Some adverse impacts have been identified. The provision of parking spaces in new development will facilitate and encourage the continued use of the private car

***This has not changed from the Sustainability Appraisal of Policy IT5 from the adopted Local Plan 2019. The overall Local Plan housing target of 7,600 remains unchanged.**

5. Habitats Regulation Assessment / Appropriate Assessment Screening: Update

The Habitats Regulation Assessment / Appropriate Assessment Screening Opinion supported the adopted Stevenage Borough Local Plan. It concluded that, with the measures and safeguards included in this draft plan, the scale and type of development being proposed is unlikely to have a significant effect upon any European sites.

<https://www.stevenage.gov.uk/documents/planning-policy/evidential-studies/environment/appropriate-assessment-screening-opinion.pdf>

Similar to the approach for the matrix-based appraisals of new and amended policies of the Plan only, and to the Sustainability Appraisal & Strategic Environmental Assessment (including HRA screening) that supported Regulation 19 stage of the Local Plan Review and Partial Update, we have provided an updated assessment related to those policies being amended as part of the Addendum (Regulation 19 to Pre-Submission) only in Figure 2. The same criteria as per the original Habitats Regulation Assessment / Appropriate Assessment Screening (link above) applies and is explained further within that document.

We have considered that the proposed policy changes within the Local Plan Partial Update Addendum (Regulation 19 to Pre-Submission) do not have a significant impact on the Rye Meads European site, as per the original Screening Opinion and that supporting the Regulation 19 consultation. As such, the previous assessment remains valid.

The Habitats Regulation Assessment / Appropriate Assessment Screening will of course be fully considered once again when we commence work on a new Local Plan.

Figure 2. HRA Screening of amended policies as part of the Local Plan Partial Update Addendum.

Draft Local Plan Policy	Promotes the principle of development?	Residential (ancillary) development?	Screened IN / OUT	Reason (s)
Strategic Policies				
SP7: High Quality Homes	Yes	Yes	IN	Sets overall quantum of residential development, which remains unchanged overall (7,600 homes 2011–2031).
Detailed Policies				
EC1: Allocated Sites for Employment	Yes	No	OUT	Relates to non-residential development – ruled out in accordance with Thames Water assumptions.
CC1: Energy Efficiency	No	No	OUT	Protects the environment.
TC9: High Street Shopping Area	No	No	OUT	Qualitative and detailed criteria / non-residential development – ruled out in accordance with Thames Water assumptions.
IT5: Parking and Access	No	No	OUT	Qualitative and detailed criteria.

6. Conclusion

There are no further significant impacts arising from the proposed amendments as part of the Local Plan Partial Update Addendum (Regulation 19 to Pre-Submission). The changes proposed are designed to strengthen clarity of approach, in particular relating to Policy SP7: High Quality Homes and do not change the overall Local Plan 2011–2031 target to deliver 7,600 homes over the plan period.

All other proposed amendments are extremely minor and included for completeness, prior to Submission of the Local Plan Partial Update.

Appendix A: The Sustainability Matrix and Matrix Tables

This is retained as per the Sustainability Appraisal supporting the adopted Stevenage Borough Local Plan 2019 and has been utilised for matrix-based assessment of new and revised policies as part of the Local Plan Partial Review and Update. References to chapters refer to the Sustainability Appraisal supporting the 2019 Local Plan and not this document, which has different chapter numbers.

<https://www.stevenage.gov.uk/documents/planning-policy/stevenage-borough-local-plan/sustainability-appraisal.pdf>

i Appendix 1. The Sustainability Matrix and Matrix Tables

i.1 The following section of this sustainability appraisal sets out the matrix tables. These tables are our assessment of each option in terms of sustainability. In some instances we have not been able to provide a selection of options and, where this is the case, this has been explained.

i.2 Each table assesses the short, medium and long term effect of each option against the thirteen indicators established from our Scoping Report. The objectives are as follows:

Table 19 Sustainability objectives

Objective No.	Objective description
1	To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.
2	To protect and enhance human health & wellbeing, meeting the needs of existing residents and encourage local population growth.
3	To protect and enhance water quality, encourage water conservation and reduce flood risk.
4	To reduce land contamination and safeguard soil quality.
5	To minimise waste and increase recycling.
6	To maximise the quality of environmental conditions by limiting noise and air pollution, reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.
7	To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.
8	To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.
9	To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.
10	To address the causes of deprivation and ensure that everyone has access to decent, appropriate and affordable housing.
11	To reduce the need to travel and increase the use of sustainable methods of transportation.
12	To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.
13	To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.

i.3 In order to assess the short, medium and long term effects of each options, the following assessment is used:

Table 20 - Short, medium and long term assessment

Symbol	Description of the effect
++	Major significant positive effects Option actively encouraged as it would resolve an existing sustainability problem.
+	Minor significant positive effects No sustainability constraints and option acceptable.
0	Neutral
?	Unknown or uncertain effects
-	Minor significant negative effects Potential sustainability issues; mitigation and /or negotiation possible.
--	Major significant negative effects Problematical & improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive.
x	Absolute sustainability constraints.

i.4 Some issues are not appraised in this matrix style, as described in the summary of every issue in Chapter 9.

i.5 Following each matrix assessment, each option is followed by commentary which explains the matrix in more detail. A summary of the matrices is shown in Chapter 10.

Appendix B: Matrix-Based Appraisals for Relevant Policies as part of the Addendum (Regulation 19 to Pre-Submission)

Key

Environmental Sustainability Objectives – Biodiversity, Water, Soil, Waste and Recycling, Environmental Quality

Social Sustainability Objectives – Health and Population, Heritage, Good Design, Access to Services, Housing, Travel

Economic Sustainability Objectives – Skills, Investment

Policy SP7: High Quality Housing

Sustainability Objectives	Effect		Comments
Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	+	The policy requires significant development on greenfield sites. This will result in the loss of some habitats. However, conversely, it is also estimated that almost half of new homes will be built on previously developed land. Provision of low density, aspirational housing will increase land take required to meet housing targets.
	Medium	+	
	Long	+	
Health and Population <i>SEA Themes: Population, human health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	++	Provision of significant additional housing will have a permanent, long term and significant positive impact on housing supply. Some possible negative impacts as developments of greenfield may result in a loss of some areas currently used for informal meeting the needs of existing residents and encourage local population growth. Providing an appropriate range of housing will improve quality of life. The travelling community have significantly poorer life opportunities than the settled community. Provision of permanent pitches will help to meet a regional level deficit.
	Medium	++ / -	
	Long	++ / -	

Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	-	Policy contains explicit reference to linking development to infrastructure capacity. However, additional homes will increase waste water while increased run-off from development (especially from greenfield sites) could have an adverse impact due to the increased amount of impermeable surfaces.
	Medium	-	
	Long	-	
Soil <i>SEA Themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	Short	0	No significant effect from this policy.
	Medium	0	
	Long	0	
Waste and Recycling <i>SEA Themes: Material assets</i>			
5. To minimise waste and increase recycling.	Short	-	The increased number of homes will result in an absolute increase in waste production even if per capita rates fall.
	Medium	-	
	Long	-	

Environmental Quality		SEA Themes: Air quality, climatic factors, human health, soils, water	
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	Short	-	Additional housing will increase energy demand and vehicle movements. Although other Local Policies will help to mitigate against the impacts, there is likely to be a residual, negative impact in the long term
	Medium	-	
	Long	-	
Heritage		SEA Themes: Cultural heritage	
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	-	Plan provides for a significant quantum of development in the Town Centre and Old Town, both of which contain Conservation Areas and Listed Buildings. Implementation of other Local Policies (notably on design) as well as detailed policy requirements will help to mitigate against the impacts.
	Medium	-	
	Long	-	
Good Design		SEA Themes: Cultural heritage, population, human health	
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of	Short	0	Impact will largely be determined by detailed policies. However, policy could allow for a piecemeal development on larger sites that would undermine what might be achieved if a more comprehensive approach was taken.
	Medium	-	
	Long	-	

the local character and landscape.			
Access to Services <i>SEA Themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	+	No significant impact to the settled community, however, permanent pitches will provide Gypsies and Travellers with better access to services.
	Medium	+	
	Long	+	
Housing <i>SEA Themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	++	Provision of significant additional housing will have a permanent, long term and significant positive impact on housing supply. In addition, provision of permanent pitches will help to meet a regional level deficit.
	Medium	++	
	Long	++	
Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	+ / -	Housing strategy provides for a significant quantum of development in the Town Centre and Old Town which are both highly accessible locations. However, new neighbourhoods and overall quantity of growth will lead to an absolute increase in car travel. Provision of a permanent Gypsy and Traveller site with good connections to services will reduce the need to travel.
	Medium	+ / -	
	Long	+ / -	

SkillsSEA Themes: Population, human health, material assets			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	Short	+	No significant effect to the settled community. However, the provision of additional pitches will provide an opportunity for residents’ children to attend local schools.
	Medium	+	
	Long	+	
InvestmentSEA Themes: Population, human health			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short	0	Provision of significant additional housing will stimulate investment in jobs and services to cater for new residents as well as providing people with the opportunity to live and work in the town.
	Medium	+	
	Long	+	

EC1: Allocated Sites For Employment Development

Sustainability Objectives	Effect		Comments
Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	0	
	Medium	0	
	Long	0	
Health and Population <i>SEA Themes: Population, human health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	0	
	Medium	0	
	Long	0	
Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	0	
	Medium	0	
	Long	0	

Soil <i>SEA Themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling <i>SEA Themes: Material assets</i>			
5. To minimise waste and increase recycling.	Short	?	Difference in waste / recycling amount from offices to light industrial. Fabric of building will be different if light industrial.
	Medium	?	
	Long	?	
Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	Short	?	Similar to above. Won't know until site materialises.
	Medium	?	
	Long	?	

Heritage <i>SEA Themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	0	
	Medium	0	
	Long	0	
Good Design <i>SEA Themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	0	
	Medium	0	
	Long	0	
Access to Services <i>SEA Themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	0	
	Medium	0	
	Long	0	

Housing <i>SEA Themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	0	
	Medium	0	
	Long	0	
Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	
	Medium	0	
	Long	0	
Skills <i>SEA Themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	Short	+	
	Medium	+	
	Long	+	
Investment <i>SEA Themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment,	Short	+	Allows flexibility and encourages the right investment as part of the overall offer in the area.
	Medium	+	
	Long	+	

infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.			
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CC1: Energy Efficiency

Sustainability Objectives	Effect		Comments
Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	++	
	Medium	++	
	Long	++	
Health and Population <i>SEA Themes: Population, human health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	++	
	Medium	++	
	Long	++	

Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	0	
	Medium	0	
	Long	0	
Soil <i>SEA Themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling <i>SEA Themes: Material assets</i>			
5. To minimise waste and increase recycling.	Short	+	Whole life carbon zero benefits.
	Medium	+	
	Long	++	

Environmental Quality		SEA Themes: Air quality, climatic factors, human health, soils, water	
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	Short	++	
	Medium	++	
	Long	++	
Heritage		SEA Themes: Cultural heritage	
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	+	Energy efficiency in older buildings as part of the wider picture. Solar panels? But would have to be in keeping with historic significance.
	Medium	+	
	Long	+	
Good Design		SEA Themes: Cultural heritage, population, human health	
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Fabric First for example. Will age well as a consequence.
	Medium	+	
	Long	++	

Access to Services <i>SEA Themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	0	
	Medium	0	
	Long	0	
Housing <i>SEA Themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	+	
	Medium	+	
	Long	?	
Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	
	Medium	0	
	Long	0	

SkillsSEA Themes: Population, human health, material assets			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	Short	?	As below.
	Medium	?	
	Long	?	
InvestmentSEA Themes: Population, human health			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short	?	Some economic impacts. Skills to change as Climate Change / sustainability measures evolve. Could have an economic impact. Additional costs to develop... could be a negative impact.
	Medium	?	
	Long	?	

TC9: High Street Shopping Area

Sustainability Objectives	Effect		Comments
Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	0	
	Medium	0	
	Long	0	
Health and Population <i>SEA Themes: Population, human health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	+	Appropriately managed areas for takeaways.
	Medium	+	
	Long	++	
Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	0	
	Medium	0	
	Long	0	

Soil <i>SEA Themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling <i>SEA Themes: Material assets</i>			
5. To minimise waste and increase recycling.	Short	0	Negligible impact.
	Medium	0	
	Long	0	
Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	Short	+	Potential additional benefit on air quality with less takeaways producing less cooking waste / gases / emissions etc.
	Medium	+	
	Long	+	

Heritage			
SEA Themes: Cultural heritage			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	+	Helps to enhance the positive aspects of the Old Town heritage and culture.
	Medium	+	
	Long	+	
Good Design			
SEA Themes: Cultural heritage, population, human health			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	As above.
	Medium	+	
	Long	+	
Access to Services			
SEA Themes: Material assets, population, human health			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	0	
	Medium	0	
	Long	0	

Housing <i>SEA Themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	0	
	Medium	0	
	Long	0	
Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	
	Medium	0	
	Long	0	
Skills <i>SEA Themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	Short	0	
	Medium	0	
	Long	0	
Investment <i>SEA Themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment,	Short	?	Positive in that it may redirect alternative forms of investment to Old Town, ultimately benefiting the High Street in the longer term. Stopping oversupply of one use and preventing saturation of the market .
	Medium	?	
	Long	?	

infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.			Negative in that further restriction on takeaways may have a negative impact on building occupancy in the High Street and it may be difficult to attract alternative investment in the area. Footfall may reduce too, meaning less spending in the Town Centre.
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IT5: Parking and Access

Sustainability Objectives	Effect		Comments
Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	+	Indirect positive effects as management of journeys by car and resultant pollutants will help prevent adverse impacts on biodiversity and habitats.
	Medium	+	
	Long	+	
Health and Population <i>SEA Themes: Population, human health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	++	Policy pro-actively requires pedestrian and cycle routes to be included in major developments encouraging healthy lifestyles.
	Medium	++	
	Long	++	
Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	0	No significant effects.
	Medium	0	
	Long	0	

Soil <i>SEA Themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	Short	0	No significant effects.
	Medium	0	
	Long	0	
Waste and Recycling <i>SEA Themes: Material assets</i>			
5. To minimise waste and increase recycling.	Short	0	No significant effects.
	Medium	0	
	Long	0	
Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	Short	0	No significant effects.
	Medium	0	
	Long	0	

Heritage <i>SEA Themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	0	No significant effects.
	Medium	0	
	Long	0	
Good Design <i>SEA Themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Encouraging more people to cycle and walk will help to create a more vibrant and active feel to a given area.
	Medium	+	
	Long	+	
Access to Services <i>SEA Themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	+	Policy requires development to demonstrate how public transport will serve it, providing connections to services and facilities.
	Medium	+	
	Long	+	

Housing <i>SEA Themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	++ / -	This policy pro-actively encourages the use of alternate modes of transport. However, provision of parking spaces in new development will continue to facilitate use of the private car.
	Medium	++ / -	
	Long	++ / -	
Skills <i>SEA Themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	Short	0	No significant effect.
	Medium	0	
	Long	0	

Investment <i>SEA Themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short	0	No significant effect.
	Medium	0	
	Long	0	