

Non Technical Summary	
1 Non Technical Summary	4
Introduction	
2 What is a Sustainability Appraisal?	14
3 The Local Plan	18
Consultation Arrangements	
4 Consultation Arrangements	20
Appraisal Methodology	
5 Approach to the Sustainability Appraisal	24
6 Scoping the key issues	30
7 The Sustainability Appraisal Framework	36
Cumulative Effects of the Plan	
8 Cumulative Effects of the Plan	48
The Sustainability Appraisal	
9 The Sustainability Appraisal	52
Assessing the effects of the Local Plan	
10 Assessing the effects of the Local Plan	70
Monitoring the Significant Effects of Implementing the Local Plan	
11 Monitoring the Significant Effects of Implementing the Local Plan	104
Appendix 1	

i Appendix 1. The Sustainability Matrix and Matrix Tables

116

ii The Matrix Tables - Sustainability Issues and Assessment of Option	ns120
iii The Matrix Tables - Assessment of Identified Housing Sites	176
iv The Matrix Tables - Assessment of Identified Employment Sites	262
Appendix 2	
16 Appendix 2. Evaluating the effects of the Local Plan	274



## 1. Non Technical Summary

### **1 Non Technical Summary**

**1.1** This chapter forms the second non technical summary for the Strategic Environmental Assessment (SEA)/Sustainability Appraisal (SA) process of the Stevenage Local Plan.

### Introduction

**1.2** Section 39 of the Planning and Compulsory Purchase Act 2004 requires local authorities to undertake a SA for Local Plans and Supplementary Planning Documents. A SA promotes sustainable development through the integration of social, environmental and economic considerations into the preparation of new planning documents.

**1.3** The Non-Technical Summary is part of the SA Report for the draft Local Plan. The SA Report has been produced alongside the emerging draft Local Plan (prepared under Regulation 25 of the Town and Country Planning Local Development (England) (Amendment) Regulations 2008) in order to provide guidance on its development. The SA Report is available for consultation at the same time as the draft Local Plan to provide the public and statutory bodies with an opportunity to express their opinions on the SA Report and to use it as a reference in commenting on the draft Local Plan. This report presents the key findings to date of the SA on the draft Local Plan and provides background and ancillary information as appropriate.

### The Local Plan

**1.4** The Local Plan for Stevenage sets out the spatial strategy, long term spatial vision, strategic objectives and policies for development, and will eventually identify sites for development within Stevenage to cover the period up to 2031. It is based on the social, economic and environmental objectives of the Stevenage Sustainable Community Strategy together with other important strategic development needs such as employment, retail, leisure, community, public services, transport as well as mitigating and adapting to the effects of climate change.

### The Sustainability Appraisal

**1.5** The purpose of the SA is to inform the decision making process, by highlighting the potential implications of pursuing a particular strategy or policy response. Therefore, the final version of the Local Plan may be further altered, if appropriate, to maximise benefits, and minimise adverse effects.

**1.6** SAs must be conducted in accordance with Government guidance on SAs, and must meet the requirements of the European SEA Directive. An overview of the method used to undertake the SA on the draft Local Plan is set out below in the table 1.

### Table 1 The SA Process so far

### Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

The first Scoping Report was published for consultation with statutory stakeholders in February and March 2012 and provided a summary of the current environmental, social and economic conditions in Stevenage. This baseline information in the Scoping Report assisted in the development of the SA Framework. Responses from the consultation were taken into account and indicators were updated to develop the final version Scoping Report in support of the draft Local Plan, published in June 2013.

Stage B: Developing and refining alternatives and assessing effects; and

Stage C: Prepare the Sustainability Appraisal Report

This SA Report predicts and evaluates the significant effects of the various options presented as part of the first draft Local Plan. It does this by assessing the options against the Sustainability Objectives. Where appropriate, recommendations have been made to mitigate adverse effects and maximise beneficial effects. The SA Report also includes measures to monitor significant and uncertain effects of implementing the draft Local Plan.

Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public

The SA Report, along with the draft Local Plan are both available for public consultation for 6 weeks from 6 January 2016. The feedback received from this consultation will be considered for the next stage of the Local Plan process.

#### Stage E: Post adoption reporting and monitoring

The SA makes recommendations for how significant and uncertain effects of the draft Local Plan should be monitored.

### The Baseline

**1.7** Stevenage is in the county of Hertfordshire about 30 miles north of London. It is the 3rd largest town in the county and covers an area of approximately 26km<sup>2</sup>. Stevenage has a population of around 84,000 residents.

**1.8** Stevenage was the UK's first new town, designated in 1946, and continues to provide the benefits of its New Town status. It provides opportunities for housing, leisure, employment and retailing close to home to meet peoples needs. Originally, 6 planned neighbourhoods made up the urban area of Stevenage. The town has since expanded and the urban area now encompasses 11 neighbourhoods.

**1.9** Stevenage has long been a growing district, with the pressures of urban expansion from London extending into Hertfordshire. Its location is desirable for commuters into London, with trains servicing the station providing links with London Kings Cross and London Moorgate via the East Coast Mainline and the Hertford Loop. The A1(M), via Junctions 7 and 8, provides good access to the town. Links east and west from Stevenage are less developed with movement primarily focused upon the road network. A comprehensive bus service provides access within Stevenage and to the surrounding localities.

**1.10** Stevenage has an established employment sector providing a variety of employment opportunities, including the presence of a number of 'footloose' international companies. Stevenage also has an established town centre, which is currently the subject of regeneration work. The town centre provides a wide variety of retail services, though its physical appearance is tired. Its redevelopment will aim to address this concern, along with securing appropriate anchor companies to ensure the economic future of Stevenage.

### Table 2 Key statistics in Stevenage for sustainability themes

Theme	Baseline information
Biodiversity, flora and fauna	<ul> <li>39 Wildlife Sites all in stable condition</li> <li>9 priority species in Borough</li> </ul>
Population and human health	<ul> <li>3rd largest town in Hertfordshire</li> <li>Young population</li> <li>High number of adults smoking and smoking related deaths</li> <li>Falling crimes rates (30% drop since 2007)</li> </ul>
Water and soils	<ul> <li>Upper Lee is over-abstracted</li> <li>Local biological river water quality consistently 'fair'</li> <li>Pockets of localised flood risk but generally low overall risk across the Borough</li> <li>Water consumption is higher than national average</li> <li>Urban nature of Borough increases risk of land contamination</li> </ul>
Air	<ul> <li>Air quality is generally good</li> <li>No major polluting source</li> </ul>
Climatic factors	<ul> <li>Lower greenhouse gas emissions than national, regional or county averages</li> <li>54% of CO<sup>2</sup> emissions from industry and commercial sources</li> <li>Domestic energy consumption falling in line with national averages</li> <li>Commercial and industrial energy consumption significantly higher than national averages</li> </ul>
Material assets	<ul> <li>Waste recycling lower than national, regional and county averages</li> <li>Development on previously developed land consistently high</li> </ul>
Cultural heritage	<ul> <li>126 listed buildings (1 at risk)</li> <li>3 Scheduled Ancient Monuments (1 at risk)</li> <li>7 conservation areas (1 at risk)</li> <li>17 Archaeological Alert Areas</li> </ul>
Landscape	<ul> <li>260ha of Green Belt within Borough, less than 0.5% of Hertfordshire total</li> <li>1 regionally important geological site (RIGS)</li> <li>Limited number of properties fall within noise contours for Luton Airport</li> </ul>
Social inclusiveness	<ul> <li>High income/house price ratio</li> <li>Acute levels of local housing need</li> <li>Most deprived district in Hertfordshire</li> <li>An accessible town with good sustainable transport network</li> </ul>
Economic development	<ul> <li>Low but improving levels of educational attainment</li> <li>Unemployment higher than Hertfordshire and regional average but lower than national average</li> <li>Those who live in the Borough tend to be paid lower average salary than those who work here</li> <li>Median weekly wage for Stevenage resident £531.20</li> <li>New business start ups slightly below the county equivalent</li> <li>Retail vacancy rates lower than national average</li> </ul>

### Without a Local Plan

**1.11** In the absence of the draft Local Plan reliance will be had on national policies, and these may not always be appropriate for the local context of Stevenage. For example, as long as development proposals meet the NPPF definition of sustainable development, applications will need to be approved. This may result in a loss of employment generating land or lower than desired standards of sustainability of the built form. Development granted under the National Policy Planning Framework (NPPF) may not align with the local vision and objectives for Stevenage. Local opportunities would also likely be lost.

### Key sustainability issues

**1.12** The diverse character of Stevenage has given rise to a number of complex spatial issues that have been addressed in the Local Plan and summarised in Table 3 below.

### Table 3 Spatial Issues Addressed in the Local Plan

Characteristics	Key sustainability issues
<ul> <li>A Strong Competitive Economy</li> <li>Improving educational attainment.</li> <li>Increasing jobs particularly local jobs for local people.</li> <li>Tackling barriers to employment.</li> <li>New business development.</li> <li>Business retention.</li> </ul>	There is a need to increase the number and variety of businesses in the Borough and help local residents access those jobs. For the workless population, the barriers to employment and enterprise can include low skill levels and low levels of educational attainment, reluctance to take 'low quality' jobs in some cases, difficulty finding suitable work within easy travelling distance and difficulty finding affordable childcare. The number of school places in the Borough is currently insufficient to meet future demand, both at secondary and primary level.
<ul> <li>A Viable Town Centre</li> <li>A viable, safe and well managed town centre.</li> </ul>	New shops need to be located in a way that supports rather than undermines the existing town centre, and in areas of high public transport accessibility. Maintaining active street frontages and an appropriate mix of ground floor uses are also key issues along with the need to maintain and improve the environment, public realm and community safety.
<ul> <li>Transport and Infrastructure</li> <li>Good local access to services and facilities.</li> <li>Tackling congestion.</li> <li>Increase passenger transport accessibility, cycling and walking.</li> </ul>	Passenger transport is generally good across the Borough. Pedestrian and walking facilities are excellent with a diverse network of route across and around the town. Vehicular transport is nearing capacity on some routes and is over capacity on the A1(M) during peak hours. Increasing capacity of this major route will need to be a key component of the Local Plan if the plan is expected to deliver significant levels of growth. Stevenage's future housing growth, economic development and environmental sustainability cannot be achieved without a wide array of essential infrastructure provided by a combination of council run services, partner statutory agencies and private sector companies. Some areas of infrastructure provision are particularly critical because they are already subject to considerable pressure for resources and / or additional land and facilities are required in order to support projected population and economic growth. These include public transport, school places, health and social care services, open space, facilities for policing the Borough and waste facilities.
<ul><li>High Quality Homes</li><li>Access to good housing.</li></ul>	Affordability is a major challenge in Stevenage where the entry level price for housing is very high in relation to average household income. There is

Characteristics		Key sustainability issues		
•	Affordable housing. Sustainable housing. Housing mix and types.	a specific shortage of affordable family sized accommodation and smaller units.		
<ul> <li>Good Design and the Historic Environment</li> <li>Heritage assets.</li> <li>Sustainable places.</li> </ul>		The Borough's 7 conservation areas, numerous listed buildings, 3 Scheduled Ancient Monuments and archaeological alert areas are highly valued and should continue to be protected and/or enhanced. The development of sustainable places is a cornerstone of the planning system. The development of places that work well, places where people want to live, work and spend time, will be essential components of the Loca Plan.		
Hea •	Addressing health inequalities and the health needs of existing and new residents. Develop healthy communities and help improve and protect the health and well being of residents.	Health facilities need to be able to deliver services to an increasing population and should help address health inequalities that currently exist across the county. Access to leisure and recreation facilities needs to be improved for all residents in the Borough if significant growth is promoted. The continued reduction of crime and perceptions of crime in the built environment will also be important.		
The •	<ul> <li>Green Belt</li> <li>A review of the Green Belt designation.</li> <li>A consideration of the long term future of the Green Belt.</li> </ul>	There is significant pressure on the Green Belt for development. The urban area is tightly constrained and it will be necessary to undertake a review of the Green Belt to determine whether land may need to be released for development during the period of this plan and beyond.		
Clir • •	<ul> <li>mate Change and Flooding</li> <li>Reducing CO2 emissions.</li> <li>Climate change adaptation, including flood risk management.</li> <li>Efficient use and management of resources.</li> <li>Efficient use and management of water: addressing increasing demand.</li> <li>Efficient use and management of energy.</li> <li>Efficient management of waste: increasing recycling rates and self sufficiency in waste disposal.</li> <li>Pressure on biodiversity and open spaces.</li> </ul>	<ul> <li>Flood risk is a key issue in some parts of the Borough, and the frequency and severity of flood events has the potential to increase as a result of climate change. Small parts of the Borough are located within the highest flood risk zone, generally along the main river designations.</li> <li>Further risks may arise across the Borough from sewer and surface water flooding.</li> <li>Development will need to minimise energy consumption, contribute toward renewable energy production and help improve the environment through sustainable design and construction.</li> </ul>		
The • •	• Natural Environment Better use of open space. Promoting biodiversity. Protecting key features of the natural environment.	Coverage of community facilities is unevenly spread across the Borough, with some neighbourhoods experiencing shortages of usable space, while others apparently have under-used facilities. Some areas, particularly in the north of the Borough, have limited access to natural and semi-natural open space. The current ratio of 1.78ha of unrestricted open space per 1000 population could decrease as a result of any population increase and housing growth, given limited opportunities to create major new areas of open space in the Borough.		

Characteristics	Key sustainability issues	
	Pressures on open space will become even more intense across the Borough. There is a need to protect and enhance the wide range of habitats and species that contribute to the Borough's biodiversity.	

### The Sustainability Appraisal Framework

**1.13** The SA Framework is shown in the table below. The SA Framework was developed in the Scoping Report. This SA Framework has been used to test the spatial strategy and vision, strategic objectives and options for the draft Local Plan.

### Table 4 SA Framework

Obje	ctive	SEA Theme	
1	To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	<ul> <li>Biodiversity, flora and fauna</li> <li>Water and soils</li> <li>Landscape</li> <li>Air</li> </ul>	
2	To protect and enhance human health & wellbeing, meeting the needs of existing residents and encourage local population growth.	<ul> <li>Population and human health</li> <li>Social inclusiveness</li> <li>Economic development</li> </ul>	
3	To protect and enhance water quality, encourage water conservation and reduce flood risk.	<ul><li>Water and soils</li><li>Biodiversity, flora and fauna</li></ul>	
4	To reduce land contamination and safeguard soil quality.	<ul><li>Water and soils</li><li>Material assets</li></ul>	
5	To minimise waste and increase recycling.	<ul> <li>Material assets</li> <li>Water and soils</li> <li>Climatic factors</li> </ul>	
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.	<ul> <li>Climatic factors</li> <li>Air</li> <li>Water and soils</li> <li>Material assets</li> </ul>	
7	To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	<ul><li>Cultural heritage</li><li>Landscape</li><li>Social inclusiveness</li></ul>	
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.	<ul> <li>Cultural heritage</li> <li>Landscape</li> <li>Social inclusiveness</li> <li>Population and human health</li> </ul>	
9	To improve access to all services, taking into consideration inequalities relating to age,gender, disability, race and faith.	<ul><li>Social inclusiveness</li><li>Population and human health</li></ul>	
10	To address the causes of deprivation and ensure that everyone has access to decent, appropriate and affordable housing.	<ul> <li>Social inclusiveness</li> <li>Population and human health</li> <li>Economic development</li> </ul>	

Obje	ctive	SEA Theme	
11	To reduce the need to travel and increase the use of sustainable methods of transportation.	<ul> <li>Air</li> <li>Climatic factors</li> <li>Social inclusiveness</li> <li>Population and human health</li> <li>Economic development</li> </ul>	
12	To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	<ul> <li>Social inclusiveness</li> <li>Population and human health</li> <li>Economic development</li> </ul>	
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.	<ul> <li>Social inclusiveness</li> <li>Population and human health</li> <li>Economic development</li> </ul>	

### **Appraisal Findings**

**1.14** An appraisal was carried out on the sustainability of the draft Local Plan's options. In brief, the following conclusions were made:

A strong, competitive economy

**1.15** The appraisal shows that it would be most beneficial to provide policies which identify specific areas of land for specific employment uses. The Council should also seek to safeguard new land for employment, although the exact location of land might require mitigation measures.

A viable town centre

**1.16** The Council should seek to allow all new retail floorspace to be developed in the town centre. This would align with the NPPF which states that town centres need to be recognised as the heart of their communities and that councils should pursue policies to support their vitality and viability.

Transport and infrastructure

**1.17** The Council should seek to encourage all opportunities for sustainable travel. This should include new or improved bus services, the encouragement of more flexible working and the improvement of pedestrian and cycle facilities.

### High quality homes

**1.18** It is recognised that previously developed land sites perform the best for housing allocations. Other potential site types would require mitigation measures to make development acceptable in planing terms.

**1.19** Our evidence shows that around 40% of affordable housing could be achieved and the sustainability appraisal confirms this to be the best option.

**1.20** Whilst there is a requirement for smaller properties, there is also high demand for large family homes. However, it is recognised that demand changes over time. The most sustainable option would be to acknowledge the most up to date evidence for demand.

### Good design

**1.21** It is important to strike a balance between conservation and development and we need to decide whether to direct design through area based policies or not. Our appraisal shows that the application of criteria for development across the town would be more flexible and allow each site to be considered on its merits. It performs well in terms of encouraging growth whilst acknowledging that national guidance will protect heritage assets.

### Healthy communities

**1.22** Our evidence shows that some of the existing local and neighbourhood centres do not perform well. The appraisal shows that we should make changes to the existing designations to reflect the current nature of our centres and facilities. Whilst this may increase the need to travel we could consolidate services and ensure their continued viability.

**1.23** With regard to health, the option to safeguard land at the Lister Hospital performs best in terms of long term health-care for Stevenage and the sub-region. If land is not identified for expansion we could severely limit the future success of this facility.

### The Green Belt

**1.24** Of three options presented for the future of the Green Belt, our appraisal shows that we should give priority to fully meeting the objectively assessed housing needs of the Borough to 2031 and beyond. It is recognised that this option would require mitigation measures but would have significant economic benefits over the longer term.

### Climate change and flooding

**1.25** This issue presents a number of measures which might be considered for inclusion within local planing policies. All of the options perform well in terms of environmental objectives but each one could increase risk to the viability of sites. The appraisal shows that relying on national targets or standards is the most appropriate proposal.

### The natural environment

**1.26** The appraisal of open space designations shows that the most appropriate option would be to take forward the approach contained within the current District Plan whilst making any necessary changes to reflect and change in circumstances since its adoption. Policy should also consider the allocation of smaller green spaces and this performs well in terms of local character and distinctiveness.

### The historic environment

**1.27** We have appraised whether we should include local policies to protect heritage assets, or rely on national guidance. It is recognised that, given the variety of styles and design throughout Stevenage, we should rely on national guidance. We have Supplementary Planning Documents already in place to support our conservation areas and all of our heritage assets are clearly supported through the NPPF.

### Mitigation

**1.28** Where necessary, the SA process has identified mitigation measures which may be required if particular options are progressed. It may be that these measures provide sufficient weight to balance any potential negative effects of a proposed option but this will be determined as we move further along the SA process.

### **Reasonable alternatives**

**1.29** Reasonable alternative approaches have been considered in developing the draft Local Plan.



## 2. What is a Sustainability Appraisal?

## 2 What is a Sustainability Appraisal?

### Strategic Environmental Assessment (SEA)

**2.1** SEA was introduced to the UK through the EU Directive 2001/42/EC. In England, this Directive has been transposed via the Environmental Assessment of Plans and Programmes Regulations 2004. The Stevenage Local Plan has been screened as a plan that requires an SEA under the Directive.

**2.2** SEA is a systematic process for evaluating the environmental consequences of proposed plans or programmes to ensure environmental issues are fully integrated and addressed at the earliest appropriate stage of decision making.

**2.3** This report comprises the second stage of SEA of the emerging local plan.

### Sustainability Appraisal (SA)

2.4 Under the Planning and Compulsory Purchase Act 2004, SA is mandatory for all Local Plans.

**2.5** SA is a process undertaken during the preparation of a plan or strategy. Its role is to assess whether emerging policies and proposals will achieve the identified relevant environmental, social and economic objectives.

**2.6** This report comprises the second stage of SA of the emerging local plan.

### **Combining SA and SEA**

**2.7** The requirements of undertaking a SEA and SA are distinct. The objectives of a SEA focus on environmental effects, whereas a SA is concerned with the full range of environmental, social and economic matters.

**2.8** It is possible to undertake the two assessments together through a single appraisal process. Government guidance encourages the two appraisals to be undertaken together.

**2.9** Government guidance identifies the following key areas to ensure that both SEA and SA requirements are met:

- Collecting and presenting baseline information;
- Predicting the significant effects of the plan and addressing them during its preparation;
- Identifying reasonable plan options and their effects;
- Involving the public and authorities with social, environmental and economic responsibilities as part of the assessment process;
- Monitoring the actual effects of the plan during its implementation.

**2.10** This report uses an approach that addresses the requirements of both SEA and SA. It gives consideration to environmental issues whilst also addressing the range of socio-economic concerns.

### Habitats Regulation Assessment (HRA)

**2.11** Section 102 of the Conservation of Habitats and Species Regulations (2010) requires a Habitats Regulations Appraisal (HRA) to be undertaken during the preparation of a local plan, if necessary.

**2.12** The purpose of HRA is to assess the implications of a land use plan for European sites, in view of the sites' conservation objectives. Such sites are defined in Regulation 10 of the Habitats Regulations as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Ramsar sites are also considered within HRA as a matter of policy. HRA should ascertain whether the plan, on its own or in combination with other plans, is likely to adversely affect a site's integrity. If this is the case, or the Council is unable to ascertain that fact, it must examine alternative solutions which better respect the integrity of the site.

**2.13** Stevenage's Local Plan may affect the Lee Valley SPA. We have identified this SPA because most of the sewage from Stevenage is treated near to the site at Rye Meads Waste Water Treatment Works.

**2.14** A HRA process is being carried out for the local plan. Whilst the HRA will support the findings of the SEA/SA process, the HRA will be carried out independently and will be reported on separately.

### **Purpose of this report**

**2.15** This report has been prepared to ensure that documents in support of our Local Plan are compliant with European<sup>(1)</sup> and national law<sup>(2)</sup>.

**2.16** 'Sustainable development' is a phrase that has been used since the 1990s. It means making economic progress while also looking after our social and environmental needs. It also means not using too many of the resources that future generations might need.

**2.17** The Government is committed to achieving sustainable development. Its strategy called Securing the Future (2005) sets out 5 guiding principles:

- Live within environmental limits;
- Ensure a strong, healthy and just society;
- Achieve a sustainable community;
- Promote good governance; and
- Use sound science responsibly.

**2.18** Sustainable development is an important part of good plan making.

**2.19** This report contains the SA of the Local Plan. It shows how we have considered the likely social, economic and environmental consequences of our policies. It also shows how we chose between different options.

**2.20** This stage of the process falls in line with the development stage of the Local Plan process. This forms part of the publication stage for the Local Plan.

<sup>1</sup> Directive 2001/42/EC - the SEA Directive

<sup>2</sup> The Planning and Compulsory Purchase Act 2004

### Table 5 Local Plan Development Stage Programme

Stage 1 Preparing the Evidence Base	This stage involves us collecting up-to-date information on a range of social, economic and environmental matters. This is an on-going process.
Stage 2 1st Consultation	We use the results of Stage 1 to identify the main issues that the plan needs to deal with and the options that are available. An environmental assessment is also produced.
Stage 3 Preparing a detailed draft plan	At this stage we continue to develop our plan. This includes considering your comments from Stage 2 and the findings of any new studies. We decide on the exact policy wording we want to use in the plan.
Stage 4 Publication of the draft plan	This is the stage we are at now. We publish what we think should be the final version of the plan. A consultation is held for six weeks. More detailed environmental assessments are also published. A draft proposals map shows sites that we want to develop or protect.
Stage 5 Formal consideration of objections	We will consider the points raised by the consultation. If there are significant issues, we may withdraw the plan and start again. If smaller changes are required, we can make these and consult on them.
Stage 6 Submission to the Secretary of State	We will send the plan and any supporting documents to the Secretary of State to be examined.
Stage 7 Examination	An Inspector appointed by the Government will examine the plan. People who have objected to the plan may be allowed to appear in front of the inspector in person.
Stage 8 Inspector's report	The inspector writes a report of the examination and decides whether or not the plan can be adopted in its current form. If the Inspector decides the plan cannot be adopted, we may be able to ask him or her to suggest changes (or modifications) that would make the plan acceptable.
Stage 9	
Adoption	Once the Inspector says that our plan is acceptable (either with or without modifications) it can be adopted.



## 3. The Local Plan

### 3 The Local Plan

### The Stevenage Local Plan

**3.1** Stevenage Borough Council, as the local planning authority, is currently preparing a new Local Plan for Stevenage. This will replace the Stevenage District Plan 2nd Review, adopted in 2004.

3.2 The lifespan of the Local Plan will be from 2011 to 2031.

**3.3** The Local Plan will say what types of development we will allow to happen in Stevenage in the future.

3.4 The Local Plan contains our vision for the future of the town. It also says how this will happen.

**3.5** The Local Plan also includes detailed policies saying what will and will not be granted planning permission.

### Table 6 Key facts relating to the new Stevenage Local Plan

Name of responsible authority	Stevenage Borough Council.	
Title of plan	Stevenage Local Plan.	
What prompted the plan	The plan will follow the Stevenage District Plan 2nd Review, which covered the period 1991 to 2011 and the Interim Planning Policy Statement. The plan is being developed following the implementation of the Localism Act (2011) and the National Planning Policy Framework (2012).	
Subject	Planning - as part of the local Development Plan.	
Period covered by the plan	From 2011 to 2031.	
Area covered by the plan	Administrative area of Stevenage Borough Council.	
Purpose and/or objectives of the plan	<ul> <li>The Objectives of our plan are yet to be determined but we consider that they will include the need to:</li> <li>Create healthier lifestyles;</li> <li>Develop affordable homes;</li> <li>Reduce fear of crime;</li> <li>Increase the range of employment opportunities;</li> <li>Regenerate the town centre and the neighbourhood centres;</li> <li>Create cleaner and greener communities; and</li> <li>Promote better transport.</li> </ul>	
Plan contact point	Planning Policy Team, Stevenage Borough Council, Daneshill House, Danestrete, Stevenage, SG1 1HN. Telephone - 01438 242962 Email - planningpolicy@stevenage.gov.uk	



## 4. Consultation Arrangements

### **4** Consultation Arrangements

# Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

# Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public

**4.1** The Local Plan and the accompanying SA have been subject to public consultation as they have been developed. This is to ensure that all relevant views can be considered in preparing these documents.

**4.2** Consultation on the scope of the SA was undertaken as part of the preparation of the Scoping Report (2012). Upon receipt of the consultation comments, the report was updated accordingly. Further information is contained in Section 15 of the Scoping Report.

**4.3** The first Consultation on the Local Plan was held between June and July 2013. This document was accompanied by an initial SA of the key issues being considered.

**4.4** The following statutory agencies have been formally consulted with at all stages of the SA process completed to date:

- Natural England
- Historic England
- Environment Agency

**4.5** The following bodies have also been formally consulted at each stage completed so far:

- Aston Parish Council
- Datchworth Parish Council
- East Hertfordshire District Council
- Gravely Parish Council
- Hertfordshire Constabulary
- Hertfordshire County Council
- Herts and Middlesex Wildlife Trust
- Highways Agency
- Knebworth Parish Council
- Langley Parish Council
- North Hertfordshire and Stevenage Primary Care Trust
- North Hertfordshire District Council
- St Ippolyts Parish Council
- Walkern Parish Council
- Wymondley Parish Council

**4.6** The Council made reference to the SA Report accompanying the Local Plan when informing all other consultees (i.e. stakeholders, community groups and individuals) of the consultation process. The Council welcomed any comments people wished to make regarding the report. The Scoping Report and initial SA were both available on the Council's website during the consultation period to ensure they wer accessible to the community.

**4.7** We received 2 representations relating to the SA at the first Consultation stage. Those were from Historic England and North Hertfordshire District Council.

**4.8** We will continue to formally request views on our SA from those bodies listed above at each stage of public consultation on our plans. We will also continue to place the accompanying SA on our website at each stage of consultation and inform all other consultees that a SA is available for comment.

**4.9** Any comments on this SA can be sent to the Planning Policy Team at Stevenage Borough Council by 5pm on 17th February 2016.

4.10 Comments should be made in writing and can be sent, emailed or delivered to:

Online at www.stevenage.gov.uk Emailed to planningpolicy@stevenage.gov.uk Mailed to Planning Policy Stevenage Borough Council Daneshill House Danestrete Stevenage Hertfordshire

SG1 1HN

**4.11** All responses received by the deadline will be considered and used to prepare our final document.

**4.12** If you have any questions about this document, please contact the Planning Policy Team using the details above, or by telephone on 01438 242865.



## 5. Approach to the Sustainability Appraisal

### **5** Approach to the Sustainability Appraisal

**5.1** The Council, statutory consultees, other environmental bodies will be engaged in the SEA/SA process at different times.

**5.2** This chapter sets out the broad approach to the overall process, the stages involved, and highlights where the relevant information can be found in this SA and previous reports.

### Stages of the SEA/SA process

5.3 There are 5 key stages for the SA process. These are shown in Table 7.

 Table 7 The Sustainability Appraisal Process

SA Stage	Description	
Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope.	
Stage B	Developing and refining alternatives and assessing effects.	
Stage C	Prepare the sustainability appraisal report.	
Stage D	Seek representations on the sustainability appraisal report from consultation bodies and the public.	
Stage E	Post adoption reporting and monitoring.	

**5.4** The stages for both the SEA and SA processes overlap. Table 8 provides a summary of the key stages of the SEA process. The first column of the table broadly indicates where the stages overlap with the the SA process. The second column sets out the stages of the SEA. The third column indicates where information about each respective stage can be found in this document.

### Table 8 SEA/SA stages

SA Stage	SEA Stage	
Stage A	Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	Location in report
	1: Identify other relevant policies, plans and programmes, and sustainability objectives	Scoping Report 2012 and Chapters 6, 7 & 8
	2: Collect baseline information	
	3: Identify sustainability issues and problems	
	4: Develop the sustainability appraisal framework	
	5: Consult the consultation bodies on the scope of the sustainability appraisal report	
Stage B	Stage B: Developing and refining alternatives and assessing effects	
&	1: Test the Local Plan objectives against the sustainability appraisal framework	Chapter 9
Stage C		

	2: Develop the Local Plan options including reasonable alternatives	Chapter 8, 9, 10 and Appendix	
	3: Evaluate the likely effects of the Local Plan and alternatives	1	
	4: Consider ways of mitigating adverse effects and maximising beneficial effects	nising Appendix 1	
	6: Propose measures to monitor the significant effects of implementing the Local Plan	Chapter 11	
	Stage C: Prepare the sustainability appraisal report		
Stage D	Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public		
Stage E	Stage E: Monitoring the implementation of the plan		
	1: Prepare and publish post-adoption statement	In future reports	
	2. Monitor significant effects of implementing the Local Plan	In future reports	
	2: Respond to adverse effects	In future report.	

### **The Environmental Report**

**5.5** The SEA Directive requires the preparation of an 'Environmental Report', which sets out the likely significant effects on the environment of implementing the Local Plan. This is a key output in the SEA process. The scoping report and this SA Report will eventually meet the requirement of an 'Environmental Report'.

**5.6** Table 9 illustrates how the requirements of the SEA Regulations have been met in this scoping report, or will be met in future documents.

### **Table 9 Environmental Report requirements**

Stages of Environmental Report	Sections of this report
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	In Scoping Report and Chapters 7 & 8
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	
3. The environmental characteristics of areas likely to be significantly affected;	
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC on the conservation of wild birds and Directive 92/43/EEC on habitats;	In Scoping Report
5. The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	In Scoping Report
6. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors,	Chapter 10 & Appendix 1

material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. <sup>(3)</sup>	
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Appendix 1
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	Chapter 9
9. A description of the measures envisaged concerning monitoring in accordance with Article 10.	Chapter 11
10. A non-technical summary of the information provided under the above headings.	Chapter 1

### Who has carried out the sustainability appraisal?

**5.7** The SA has been written by the Council's Planning Policy team. This has been done with help and advice from other organisations who have an interest in sustainable development. This includes other departments in the Council and external bodies such as the County Council and the Environment Agency.

### Table 10 Requirements of the SEA Directive

Directive Reference	Requirement	Where is this covered?			
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope					
Annex I (a)	To demonstrate the relationship of the plan or programme with other relevant plans and programmes	Chapter 8			
Annex I (e)	To identify the environmental protection objective, established at the international, community or national level which are relevant to the programme and demonstrate the way those objectives and environmental considerations have been taken into account.	Chapter 8			
Annex I (b) & (c)	To identify relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Chapters 7 & 8			
Annex I (b) & (c)	To identify the environmental characteristics of the areas likely to be significantly affected.	Chapters 7 & 8			
Annex I (d)	To identify any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any area of a particular environmental importance.	Chapter 7			
Articles 5.4 & 6.3	To consult on the scope and level of detail in the environmental report those authorities who, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of plan implementation.	Chapter 8			

3 These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects

Directive Reference	Requirement	Where is this covered?			
Stage B: Developing and refining alternatives and assessing effects					
Article 5.1	To prepare a report in which the likely significant effects on the environment of implementing the plan, including reasonable alternatives, are identified, described and evaluated.	Chapter 9			
Annex I (h)	To identify the reasons for selecting the alternatives discussed.	Chapter 9			
Stage C: Prepare the sustainability appraisal report					
Article 5.2	The environmental report shall include information that may reasonably be required, taking into account [inter alia] the contents and level of detail in the plan and its stage in the decision making process.	Chapter 8			
Annex I (h)	To identify the reasons for selecting the alternatives discussed.	Chapter 9			
Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public					
Article 6.2	Relevant authorities and the public shall be given an early and effective opportunity to express opinion	Chapter 4			
Article 8	Opinions expressed in response to consultation shall be taken into account in the preparation of the plan or programme prior to adoption.	In future report			
Article 9.1	Once adopted, the plan, a statement summarising how environmental considerations have been integrated into the plan(including the reasons for choosing the plan in light of other reasonable alternatives) and the measures for monitoring	In future report			
Stage E: Monitoring the implementation of the plan					
Article 10.1	To monitor the significant environmental effects of implementing the plan or programme in order to identify adverse effects and undertake appropriate remedial action.	Chapter 11 and in future report			
Annex (i)	To include a description of monitoring measures in the environmental report.	Chapter 11 and in future report			
Note: The SEA Directive refers to the "environmental report". This is the same as the SA report.					



## 6. Scoping the key issues

### 6 Scoping the key issues

# Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

### Other relevant plans, policies and programmes

**6.1** In order to establish a clear scope for the SA of the Local Plan it is necessary (and a requirement of SEA) to review and develop an understanding of the wider range of policies, plans, programmes and sustainability objectives that are relevant to the plan. This includes international, European, national, regional and local level policies, plans and strategies. Summarising the aspirations of other relevant policies, plans, programmes and sustainability objectives (hereafter referred to as 'relevant plans') promotes systematic identification of the ways in which the plan could help fulfil them.

**6.2** A thorough review of relevant plans and programmes was undertaken during the SA/SEA scoping stage in accordance with the requirements of the SEA Directive, this included considering the wider plans reviewed as part of the development of the evidence base for the local plan. This review is included within the Scoping Report 2012, available on the Council's website.

6.3 However, the following relevant plans are considered to be particularly important:

### International

- Bern Convention on the Conservation of European Wildlife and Natural Habitats
- EU Sixth Environmental Action Plan
- EU Sustainable Development Strategy
- EU Habitats Directive

### National

- National Planning Policy Framework
- Conserving Biodiversity The UK approach
- Securing the Future UK Government Strategy for Sustainable Development

### County

- Hertfordshire Local Transport Plan 2011 2031
- Hertfordshire 2021 A brighter future

### Local

- Affordable Housing Strategy
- Gunnels Wood Focus on the Future
- Stevenage 2021: Our Town, Our Future

### The baseline

**6.4** Collection of baseline information is required under SEA legislation. It is fundamental to the SA process to provide a background to, and evidence base for, identifying sustainability problems and opportunities in Stevenage. It also provides the basis for predicting and monitoring effects of the Local Plan. To make judgements about how the emerging content of the plan will progress or hinder sustainable development, it is essential to understand the economic, environmental and social circumstances in Stevenage today and their likely evolution in the future. The aim is to collect only relevant and sufficient data on the present and future state of the Borough to allow the potential effects of the plan to be adequately predicted.

**6.5** The SA Guidance provided by Government proposes a practical approach to data collection, recognising that information may not yet be available, and that information gaps for future improvements should be reported as well as the need to consider uncertainties in data. Collection of baseline information should be continuous as the SA process guides plan making and as new information becomes available.

6.6 SA Guidance advises that, where possible, information should be collated to include:

- Comparators (ie the same information for different areas) as points of reference against which local data may be compared;
- Targets, which will highlight how far the current situation is from such thresholds; and
- Trends to ascertain whether the situation is currently improving or deteriorating.

**6.7** Baseline data for Stevenage's Local Plan has been identified and is detailed within the Scoping Report 2012, available on the Council's website. The report draws together national, regional and local data to enable assessment of the current situation within the Borough.

6.8 The key issues that arose from the baseline profile are shown in Table 11.

### Table 11 Baseline data for Stevenage

### Biodiversity, flora and fauna

Demand for growth will place pressures on biodiversity in some areas of Stevenage. There is potential for international, national and locally designated sites to be affected by growth options. Links between areas create important wildlife corridors and may come under threat as development sites are identified and changing levels of surface water run off could affect the habitat of Stevenage Brook. There are increasing recreational pressures on Wildlife Sites. Quantities of key habitats are generally stable.

### Population and human health

Stevenage, in common with many other areas, is experiencing an ageing population. This will have implications for health service provision and accessibility to other services, facilities and amenities.

Life expectancy is slightly below County and regional averages, but broadly in line with national figures. Levels of adult obesity and smoking are above national averages.

### Water and soils

There are existing low flow levels in local river systems and sections of waterways do not currently meet Water Framework Directive requirements.

The local aquifer is over-abstracted, there is a higher than average household water consumption and groundwater is vulnerable to pollution. Localised areas susceptible to fluvial flooding and surface water flooding.

Land contamination at sites previously used for industrial purposes must be considered.

### Air quality

Emissions from road traffic have the potential to be a continuing issue and new housing and employment development areas have the potential to lead to impacts on air quality from increased traffic flows. New business development also has the potential to lead to negative air quality impacts.

### **Climatic factors**

High quality habitats have the potential to be affected by changes in rainfall and invasive species. Per capita carbon emissions are falling and are slightly below county, regional and national comparators. The majority of journeys to work are made by car.

Domestic energy consumption is below regional and national comparators and falling. Commercial and industrial energy consumption is significantly higher than regional and national averages reflecting the presence of energy intensive uses in the town.

#### **Material assets**

Domestic waste has fallen by 30% in a decade but is above national figures. Recycling rates are lower than national and county averages.

The small size of the Borough may lead to pressures on greenfield land so there is a need to maximise the potential of previously developed sites.

### **Cultural heritage**

The pressure for development in historic areas increases as the positive management of an area improves its attractiveness to businesses and developers. The impact of new development on heritage assets must be carefully managed.

The Borough has archaeological potential to varying degrees and is not confined by heritage designations. Key elements of urban character are protected by Conservation Areas and Listed Building designations.

#### Landscape

Although direct impacts on protected landscapes are unlikely, increased development could increase recreational pressure on the Chilterns Area of Outstanding Natural Beauty.

The amount of protected Green Belt land in Stevenage decreased by 30% when the last local plan was adopted in 2004, though this needs to be viewed in a broader context. Plans and policies need to ensure the continued protection of the most important structural green spaces within the urban area.

### Social inclusiveness

The affordability of housing is a key issue and has deteriorated over time. There is a pressing need to diversify housing stock in both the private and social sectors.

There are areas of significant deprivation, particularly around the town centre and parts of Bedwell which feature among the most deprived areas of the country.

There is currently a good coverage of the public transport, pedestrian and cycle networks although some gaps have been identified. A new plan should encourage use of alternate modes of transport to the private car and attempt to arrest and then reverse decades of decline in the use of alternate modes.

### **Economic development**

Low levels of educational attainment in schools needs to be tackled alongside improvements in qualification levels amongst the working population.

There is a need to achieve a closer match between the demand and supply of labour to close the gap between resident-based and workplace-based earnings.

Although retail monitoring suggests a relatively healthy town centre, an urban renaissance is required that respects the New Town status while encouraging investment.

Employment land supply is relatively low and take-up slow. An adequate supply of appropriately located, high quality business land will need to be provided.

- 6.9 The Scoping Report identified a number of general issues relevant to this plan including:
- Balancing the need for development with the need to protect places of heritage value;
- Potential difficulties in balancing the requirements for housing, economic and social growth against environmental objectives;
- Increasing pressure on water resources and waste water disposal infrastructure as a result of economic and housing development.

**6.10** It should be noted that since the publication of the Scoping Report, a study has been carried out for the local authorities within the catchment of the Rye Meads sewage treatment works<sup>(4)</sup>. This study provides recommendations to ensure the water needs of future development are met. This will be monitored on an on-going basis.

**6.11** In addition to these issues, the review of the associated plans and programmes and baseline data suggests that the following issues should also be considered through this appraisal:

- Reducing the need to travel and providing a choice of journeys by sustainable modes of transport; Baseline data from the 2011 Census shows that Stevenage has a high level of containment (the amount of people that live and work in the town) but also relies heavily on the private car for transport. Policies in the Local Plan should lead to sustainable patterns of land use.
- Making sure that everyone benefits from the proposed growth and regeneration of the town; Stevenage experiences high levels of deprivation compared to the rest of Hertfordshire. Our policies should ensure that the redevelopment of areas of the town provide the homes and facilities to help address this.
- Making sure everyone has the opportunity to access a decent home; Baseline data shows that house prices have increased significantly and the housing waiting list is growing. Policies in the Local Plan should deliver as much housing as can sensibly be built without compromising other objectives. This should include providing a variety of housing types and affordable housing.

<sup>4</sup> Rye Meads Water Cycle Study (2009)

- Providing an appropriate range of facilities and services; Baseline data is mixed. Life expectancy is increasing and most people have good access to health services. However, obesity and healthy lifestyles are serious issues. Policies will need to balance demands to provide the spaces and places that encourage people to live a healthier lifestyle.
- Providing jobs; The amount of employment land is falling. Policies will need to deliver new employment alongside new homes to make sure that the town grows sustainably.
- Raising educational achievement; The amount of pupils gaining good qualifications is low. Many leave school at 16. There are low levels of progress into higher education or higher earning jobs. People living in Stevenage earn less than people living elsewhere in Hertfordshire and are employed in lower grade jobs. Policies should aim to increase educational achievement. However, they should also make sure that suitable job opportunities are provided for people with lower levels of skills or education.

**6.12** The SEA Directive says that the SA should consider the likely impacts and outcomes if the proposed plan was not to be implemented. Predicting the future is difficult. There are many things that are difficult to predict at both the (inter)national and local level. However, it is considered likely that performance against the baseline and sustainability issues identified above would get worse without the Local Plan.

- Without a plan, environmental and heritage issues might not be given enough consideration. Areas of environmental or historic importance could be damaged or lost as a result of development.
- Water use and disposal considerations may not be given full consideration. This could lead to inefficient use of resources and/or overloading the water supply and disposal system.
- Development could take place in areas that are not well connected to other uses. It might not provide, for example, new public transport links. This would result in more cars on the road.
- Without a plan, the growth and regeneration that we want to see might not benefit all residents, or it might not happen at all. This could lead to a 'cycle of decline' where Stevenage falls further behind county and/or national levels of deprivation, health and economic activity.
- Housing has a higher land value than other uses such as employment, retail or community facilities. Without a plan, owners of sites that might otherwise provide health or leisure facilities might try to achieve a higher price for their land by building something else instead.
- Without specific policies, the economy might now grow alongside new housing. This could
  result in more people travelling out of Stevenage to work. Or it might result in lower rates of
  economic activity among residents for whom it is not practical to travel long distances to work.
- Without intervention, educational achievement could get worse. This could contribute to the 'cycle of decline' described above.



The Stevenage Borough Local Plan Sustainability Appraisal

# Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

**7.1** The SA Framework provides the basis by which the sustainability effects of the emerging local plan will be described, analysed and compared.

**7.2** The Scoping Report 2012 sets out a list of objectives which have resulted from an assessment of the key sustainability issues for Stevenage.

**7.3** The framework has been reviewed as the Local Plan has progressed to accommodate recommendations resulting from the consultation exercises. Table 12 outlines some of the decision aiding questions we considered when evaluating the effects of each option.

#### Table 12 Analysing the objectives

SA Objective	Decision aiding questions. Does the policy	
Biodiversity SEA themes: Biodiversity, flora and fauna		
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	<ul> <li>protect and enhance designated and locally valued habitats and species?</li> <li>prevent and reverse habitat fragmentation, where possible promote understanding of and access to biodiversity?</li> <li>provide opportunities for provision and enhancement of a network of greenspaces?</li> </ul>	
Health and population SEA themes: Po	pulation, human health	
2. To protect and enhance human health & wellbeing, meeting the needs of existing residents and encourage local population growth.	<ul> <li>protect and increase the provision of and accessibility to community, cultural and recreational facilities?</li> <li>require design that ensures safe, attractive places and engenders a sense of place?</li> <li>require design that promotes healthy lifestyles and increased physical activity?</li> <li>increase accessibility to health facilities and encourage multi-functional use of facilities?</li> <li>ensure residents have access to healthy and affordable food through, for example, the provision of allotments?</li> <li>meet the needs of an ageing population?</li> </ul>	
Water SEA themes: Water, soils, biodiversity, flora and fauna		
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	<ul> <li>require the use of water efficiency measures?</li> <li>manage and minimise risk of flooding including regard to future climate change (promotion of adaptation measures)?</li> <li>promote the adoption and use of sustainable drainage systems?</li> <li>protect ground and surface water sources: quality &amp; quantity?</li> </ul>	

SA Objective	Decision aiding questions. Does the policy		
	<ul> <li>progress compatibility with the objectives of the Water Framework Directive?</li> <li>promote access to water for recreation, enjoyment and understanding (including valued biodiversity/ habitats)?</li> </ul>		
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard soil quality.	<ul> <li>prioritise the use of previously developed land to minimise greenfield development?</li> <li>protect soil resources and manage in a sustainable way?</li> <li>make the best use of available land?</li> </ul>		
Waste and recycling SEA themes: Mate	erial assets		
5. To minimise waste and increase recycling.	<ul> <li>help reduce waste and facilitate recycling in construction and operation?</li> <li>encourage composting?/</li> <li>encourage development that is self-sufficient in waste management?</li> <li>support the recovery of energy from waste?</li> </ul>		
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.	<ul> <li>improve air quality, e.g. through transport management and reduction of employment related emissions?</li> <li>reduce and manage noise pollution?</li> <li>reduce and manage the impact of light pollution?</li> <li>ensure there is no pollution of water sources?</li> <li>ensure there is no pollution of the soil?</li> <li>require the use of sustainable building standards?</li> </ul>		
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.	<ul> <li>protect and where appropriate enhance the historical and archaeological environment (landscapes, sites, buildings and settings), including resources of local value?</li> <li>support, develop and where appropriate enhance and increase access to cultural &amp; heritage resources and activities?</li> <li>help accommodate new development without detriment to the existing built and cultural heritage?</li> </ul>		
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.	<ul> <li>promote recognition of local distinctiveness and a sense of place in style, materials and scale within the public realm?</li> <li>make best use of existing buildings through reuse and conversion?</li> <li>promote innovation in sustainable design for new and heritage development?</li> <li>promote integration of new development with existing context/design?</li> <li>recognise the role of the community in securing good design?</li> <li>maintain important landscape features?</li> </ul>		

SA Objective	Decision aiding questions. Does the policy	
Access to services SEA themes: Material assets, population and human health		
9. To improve access to all services, taking into consideration inequalities relating to age,gender, disability, race and faith.	<ul> <li>ensure inclusion of all sections of the community?</li> <li>ensure equality of access to services?</li> <li>integrate new and existing communities?</li> <li>encourage community cohesion and a sense of community ownership?</li> <li>reduce social exclusion of disadvantaged groups?</li> <li>support the provision of community facilities, for example cultural, health, recreational and social facilities?</li> <li>ensure the delivery of infrastructure that meets the needs of new and existing development?</li> <li>ensure appropriate timing and phasing?</li> </ul>	
Housing SEA themes: Population and	d human health	
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	<ul> <li>deliver affordable and sustainable housing both in keeping with local character?</li> <li>support the sympathetic accommodation of housing growth in sustainable locations?</li> <li>balance housing and employment land delivery with community facilities and environmental capacity?</li> <li>provide for an appropriate mix of dwelling size, type, density and phasing to meet local needs?</li> <li>provide for a range of housing to meet the needs of specific groups, (e.g. the elderly, disabled, young, Gypsies and Travellers) and adaptable housing that meets the needs of people in different life stages?</li> </ul>	
Travel SEA themes: Air quality, climat	ic factors, population, material assets	
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	<ul> <li>support delivery of quality public transport that is accessible to all sections of the community?</li> <li>enable the enhancement of a network of footpaths and cycle links between homes and work and community facilities?</li> <li>support the need to reduce travel, especially during peak times?</li> <li>locate new development to reduce the need to travel?</li> <li>help create an integrated sustainable transport system, for example through providing for safe storage for cycles, respect for users of shared road space, green lane linkages?</li> </ul>	
Skills SEA 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.	<ul> <li>help improve educational attainment?</li> <li>help promote higher level education?</li> <li>provide jobs matching local skills?</li> <li>improve access to jobs?</li> <li>provide land allocations in appropriate locations to meet the needs of new and existing businesses?</li> </ul>	

SA Objective	Decision aiding questions. Does the policy
Investment SEA themes: Population and	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.	<ul> <li>provide a diverse range of jobs that meet the needs of local people?</li> <li>ensure jobs are located in sustainable locations?</li> <li>reduce both out commuting and in commuting?</li> <li>support the regeneration of the town centre?</li> <li>support live work units &amp; working from home?</li> <li>balance suitable employment with housing growth?</li> <li>encourage environmentally and socially responsible employment and help to create local markets for local goods/services?</li> <li>aim towards establishing a low carbon economy for Stevenage?</li> </ul>

**7.4** On the basis of our identification of the sustainability issues and the presentation of baseline data, our SA Framework will be monitored via the indicators outlined in Table 13. Each objective will be measured via a combination of indicators. The following table outlines each objective, the relevant indicators and their source. Where targets have been set these are also included. For the complete set of data, with comparisons where appropriate, please refer to our Monitoring Dataset<sup>(5)</sup>. The data we decide to use for our monitoring purposes might change as we develop our plan.

Indicator	Data source	Trends	
	Objective 1 - To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.		
Number and extent of Wildlife Sites	Herts and Middlesex Wildlife Trust.	Area covered by designations has remained broadly consistent since 2009.	
Implementation of BAP Actions	Stevenage Borough Council.	BAP adopted in 2010, 54% of actions already completed or in progress and rising on an annual basis.	
Area of important habitats	Herts and Middlesex Wildlife Trust, Natural England and Forestry Commission.	Habitat data collected on an irregular basis. Time series trends emerging. Habitats remain stable with exception of wetlands, though this may be due to a reclassification since initial dataset was published.	
Priority species for Stevenage	Herts and Middlesex Wildlife Trust.	Observations based on a single data set from 2010. This observed declining pipistrelle bat and great crested newt numbers with other species data. Next release required to allow trends to be observed.	
Number of ancient lanes and hedgerows	Stevenage Borough Council.	Number of ancient lanes and hedgerows has remained stable at 18 since designation in 2004.	

#### Table 13 - The SA Indicators

5 The Monitoring Dataset is a live document, updated as new data becomes available. Please see our website for further details

Indicator	Data source	Trends
Area of land in Green Belt	Stevenage Borough Council	Land removed from Green Belt as a result of District Plan 2nd Review 2004. Area has remained stable since at 258ha.
Green Links	Stevenage Borough Council.	Number of Green Links has remained stable at 8 since designation in 2004.
Objective 2 - To protect a encourage local population		being, meeting the needs of existing residents and
Population profile	Office for National Statistics.	Overall population has increased by 7% since 2001. The largest population gain since 2001 has been in the 45-59 age band which has grown by one-third, followed by the 75+ group (+30%). Declining numbers of 30-44 year olds as this cohort ages.
Life expectancy rates	Office for National Statistics.	Since 2001, life expectancy for residents has risen steadily. Rates of change broadly in line with comparators.
Identification of areas of health concern	Office for National Statistics, Department of Health, National Obesity Observatory, NHS Information Centre, Sport England.	Childhood obesity has fallen while national comparator has remained stable. Adult smokers declining but above national rates. Adult obesity stable but above national rates.
Access to services	Stevenage Borough Council.	Since 2004, the significant majority of net dwelling completions have been within 30 minutes public transport of key services. Homes most likely to fall outside accessibility threshold for Lister Hospital due to location in north-west corner of Borough.
Quantity of public open space	Stevenage Borough Council.	The quantity of open space has remained broadly stable since 2006. There have been some changes though these largely arise from reclassification of certain areas in the most recent open space study.
Recreational facilities	Stevenage Borough Council.	With the exception of children's play spaces, the number of recreational facilities has remained broadly stable since 2006. Children's play areas have been subject to a targeted rationalisation and improvement programme.
Crime rates	Hertfordshire Constabulary, Home Office.	'All crime' rate is decreasing and has fallen by more than one-third in the last decade.
Objective 3 - To protect ar	nd enhance water quality, encoura	age water conservation and reduce flood risk.
Average household water use per capita	OFWAT, Affinity.	Catchment wide, Affinity Water have recorded a fall in consumption over the past ten years (though is largely unchanged since 2001). Environment Agency data for Stevenage suggests declining use
Health of groundwater resources	Environment Agency.	The local aquifer has been recorded as 'over-abstracted' since 2006.
Chemicals present in the water systems	Environment Agency.	The Environment Agency have changed their monitoring regime in response to the requirements of the Water Framework Directive and the SA

Indicator	Data source	Trends
		indicators will be amended to bring them into line with this approach.
Applications implementing water conservation techniques	Stevenage Borough Council.	Limited trend data available. The proportion of major applications incorporated SUDs measures reached 100% in 2014, but only small number of these applications are determined in Stevenage each year.
Environment Agency advice on applications	Environment Agency.	Number of applications where an EA objection was unresolved has remained at 0 since data collection started in 2007.
Number of flood storage reservoirs	Stevenage Borough Council.	Number has remained stable at 10 since FSRs designated.
Objective 4 -To reduce la	nd contamination and safeguard s	soil quality.
Housing completions on previously developed land (PDL)	Stevenage Borough Council.	The proportion of homes on PDL fluctuates dependent on the sites brought forward in any given year. Three-year rolling averages since 2002 range from 48% to 97%.
Objective 5 - To minimise	waste and increase recycling.	
Household waste sent for reuse, recycling or composting	Stevenage Borough Council and DEFRA.	Household waste from Stevenage sent for recycling has steadily increased since 2002 from a base of 15%. It has stabilised at 35-40% in recent years. This is below the County level of 45-50%.
Residual household waste per household per kg/household	Stevenage Borough Council and DEFRA.	Residual waste per household has steadily decreased since 2002 by approximately 30%.
Collected household waste per person	Stevenage Borough Council and DEFRA.	Collected waste per household has steadily decreased since 2006 by 15%.
		ditions by limiting noise and air pollution, reducing potential for renewable energy production.
Number of Air Quality Management Areas	Stevenage Borough Council, Hertfordshire County Council.	There are no AQMAs in Stevenage.
Annual mean Nitrogen and Particulate levels	Stevenage Borough Council.	Nitrogen and particulate levels have remained broadly consistent since monitoring began in 2006.
Employment emissions	Stevenage Borough Council.	The number of employment premises with Part A permits has remained consistent.
CO2 emissions per capita	Department of Energy and Climate Change.	Emissions have steadily declined and are below regional and national comparators.
Energy use	Department of Energy and Climate Change.	Domestic electricity consumption in Stevenage has fallen by around 12% since 2005. This is broadly in line with national and regional comparators (-15%). Domestic gas use has fallen by one-quarter. decreased by 22%, whilst commercial use has decreased by 17%.

Indicator	Data source	Trends
Energy consumption	Department of Energy and Climate Change.	Overall total energy consumption has decreased by 16%, this is slightly less than regional and national trends.
% of energy from renewable sources	Department of Energy and Climate Change.	No local trend data is currently available.
Renewable energy	Stevenage Borough Council.	No local trend data is currently available.
Transport share of greenhouse emissions	Department of Energy and Climate Change.	Transport emissions fell by around 12% since 2005 but have broadly stabilised in recent years.
Kyoto reduction targets of CO2 emissions	Department of Energy and Climate Change.	Emissions have decreased by 10% in a decade, in line with regional and national figures.
Climate averages	Met Office.	30-year trends show rising temperatures.
Noise complaints	Stevenage Borough Council.	The number of noise complaints, per 1,000 population, has decreased by more than 25% since 2001.
Objective 7 - To preserve and/or historic interest an		signated for their archaeological, architectural, artistic
Number and area of conservation areas	Stevenage Borough Council.	The number and area of conservation areas increased in 2007 through the designation of two new areas. Since 2001, the area covered by conservation area designations has increased by 67%.
Number of Listed Buildings	Historic England.	Since 2001, there have been two new listed building designations, both Grade II.
Number of Scheduled Ancient Monuments	Historic England.	The number of SAMs has not changed since our records began in 2008.
Number of heritage assets 'at risk'	Historic England.	One listed building and one scheduled ancient monument are considered at risk. These numbers are unchanged over the last five years.
	aces, spaces and buildings that west of the local character and land	vork well, age well, look well and which enhance the dscape.
Number of Code for Sustainable Homes Assessments	Stevenage Borough Council.	No trend data is currently available. The Government has announced its intention to 'wind up' the CSH and a suitable replacement indicator will be developed.
Number of BREEAM assessments	Stevenage Borough Council.	No trend data is currently available. The future of this indicator will be considered as part of the review of the CSH indicator above.
Area of land in Green Belt	Stevenage Borough Council	See Objective 1
Objective 9 - To improve disability, race and faith.	access to all services, taking into	consideration inequalities relating to age,gender,
Population profile	Office for National Statistics.	See Objective 2.
Access to services	Stevenage Borough Council.	See Objective 2.

Indicator	Data source	Trends	
Quantity of public open space	Stevenage Borough Council.	See Objective 2.	
Number of recreational facilities	Stevenage Borough Council.	See Objective 2.	
Number of community services	Stevenage Borough Council.	See Objective 2.	
Objective 10 - To address affordable housing.	the causes of deprivation and en	sure everyone has access to decent, appropriate and	
% of children living in low-income households	Department of Revenue and Customs	Child poverty in Stevenage has remained broadly consistent, with around 1 in 5 classified as such. This is in line with national comparators but above county (1 in 7) and regional levels (1 in 6).	
Index of Multiple Deprivation ratings	Department of Communities and Local Government.	1 SOA in Stevenage is among the 20% most deprived in the country. This is in Bedwell ward. Based on average rankings, deprivation in Stevenage decreased relative to other authorities between 2004 and 2010. The next release of the IMD is due in the summer of 2015.	
Housing affordability (income and price)	Stevenage Borough Council, Hertfordshire County Council.	Based on median incomes and average prices, housing affordability has fluctuated since 2003. This measure improved between 2011 and 2014 but has deteriorated in the last 12 months.	
Affordable housing supply	Stevenage Borough Council.	Affordable housing supply has fluctuated. This measure is influenced by the types of scheme brought forward and wider conditions. Three year averages have ranged from 19 to 37%.	
Housing trajectory	Stevenage Borough Council.	A peak of completions was recorded between 2006 and 2009 before falling sharply. An average of 240 homes per year have been completed over the last decade.	
Right-to-buy sales	Stevenage Borough Council.	Right to Buy sales declined markedly during the 'noughties' but have risen again in the last two years following changes to the scheme.	
Number of authorised gypsy and traveller sites	Stevenage Borough Council, Hertfordshire County Council.	After an extension to Dyes Lane in 2009, the number of authorised pitches increased from 14 to 17. There	
Number of permitted gypsy and traveller sites	Stevenage Borough Council.	have been no further changes.	
Housing density	Stevenage Borough Council.	Average densities for new developments have fluctuated since 2004/05 depending on the sites and scheme brought forward. Over the last decade, development density in the Borough has averaged around 50 dwellings per hectare.	
Affordable housing completions	Stevenage Borough Council.	Net affordable housing completions fluctuate depending on the sites and schemes delivered. An average of 100 units per year have been developed	

Indicator	Data source	Trends
		over the last decade. This is around 40% of all completions.
Types of homes available	Stevenage Borough Council.	House types and sizes fluctuate depending on the sites and schemes delivered. In the last five years, 68% of units have been 1- or 2-bed.
Council tax bands	Stevenage Borough Council.	The majority of homes in Stevenage remain in Band C (58%). This figures has fallen by 1% over the last decade.
Number of aspirational homes	Stevenage Borough Council.	1% of homes in Stevenage are in the highest Council Tax bands (G & H). This proportion has remained constant since 2001 and is less than the county (9%), regional (4%) and national (4%) figures.
Objective 11 - To reduce t	the need to travel and increase th	e use of sustainable methods of transportation.
Mode of travel to work	Hertfordshire County Council, Office for National Statistics.	The proportion of Stevenage residents driving to work remained constant at 61% between the 2001 and 2011 censuses. This is broadly in line with the County and regional figures.
Distance travelled to work	Hertfordshire County Council, Office for National Statistics.	The proportion of Stevenage residents working within 10km of home fell from 55% in 2001 to 50% in 2011.
Number of employees in-commuting to Stevenage	Hertfordshire County Council, Office for National Statistics.	No trend data has currently been collected.
Green Travel Plan production	Stevenage Borough Council, Hertfordshire County Council.	Where required, a Green Travel Plan has always been provided in support of an application.
Access to buses	Stevenage Borough Council.	The % of Stevenage residential properties within 400m of a bus stop has remained consistently high in excess of 99%.
Objective 12 - To improve appropriate and satisfying		education to ensure that people can gain access to
% of pupils achieving 5 or more GCSE passes at grades A to C	Department of Education.	The proportion of Stevenage children achieving five or more Grade A* - C GCSE passes (including maths and english), at 50%, is below regional (60%), national (61%) and county (66%) levels.
Number of NVQ qualifications	Office for National Statistics.	The proportion of Stevenage residents qualified to at least NVQ3 (broadly equivalent to A-level) In the same period (as above) NVQ qualifications have also increased from 38% in 2001 to 54%. The proportion of residents with no qualifications has halved.
		rease investment in people, equipment, employment, I employment centres remain efficient and viable.
Number and total of s.106 obligations	Stevenage Borough Council.	Insufficient data is available for trend analysis.
Net retail, employment and leisure floorspace	Stevenage Borough Council.	Land developed for employment use has fluctuated between gains and losses. Over the last decade, the

Indicator	Data source	Trends
		level of B-class floorspace has broadly stayed the same.
Number of jobs and vacancies	East of England Forecasting Model	The number of jobs in Stevenage has been on a generally upward trend over the last twenty years.
Employment rate	Office for National Statistics.	The % of people of working age in employment in Stevenage fluctuates between 75-80%. This is slightly higher than national, regional and county comparators.
Unemployment rate	Office for National Statistics.	Unemployment peaked at around 8% in 2011/12 but now appears to be falling. Rates in Stevenage are consistently slightly above the county and regional figures.
Survival of new businesses	Office for National Statistics.	Survival rates of new business in Stevenage unsurprisingly fell during the recession and downturn but remained above national levels.
Employment land supply	Stevenage Borough Council.	Employment land supply has remained relatively stable at around 20ha in recent years.
Employment land take-up	Stevenage Borough Council.	There have only been marginal changes in employment land take up since monitoring of this indicator began.
Floorspace of retail units	Stevenage Borough Council.	Since 2009, retail monitoring has been completed for the town centre and Old Town. This data shows us that vacancy rates have remained consistently low with little change in the overall amount of floorspace available.
Proportion of long term unemployed	Office for National Statistics.	The proportion of long-term unemployed rose from a long-term average of around 0.2% prior to the recession and downturn to approximately 1%. The latest figures show a slight drop. Future monitoring will determine if this is the start of a downward trend.
Claimant count	Office for National Statistics.	The % claimant count in Stevenage doubled from 2% to 4% as a consequence of the recession and downturn but has fallen back in the last two years.
Average weekly earnings	Stevenage Borough Council.	Resident based earnings remain around 10% lower than workplace earnings in Stevenage. This is the opposite of the picture across Hertfordshire as a whole.
Type of jobs available	Office for National Statistics.	The proportion of management and professional jobs in Stevenage has increased from around 1 in 4 to 1 in 3 over the last decade.



# 8. Cumulative Effects of the Plan

The Stevenage Borough Local Plan Sustainability Appraisal

### 8 Cumulative Effects of the Plan

### Stage C: Prepare the sustainability appraisal report

**8.1** In addition to the appraisal of individual policies undertaken in SA/SEA, the SEA Directive requires consideration of the overall effects of the plan, including the secondary, synergistic and cumulative effects of plan policies. This may include incremental effects that can have a small effect individually, but collectively have significant environmental effects.

**8.2** In good practice SA/SEA, the analysis of cumulative effects should also consider the significant effects of the plan in combination with the effects of other plans, policies and proposals. This should include the cumulative effects of the plan policies (known as the intra-plan effects) and the combined effects with other relevant plans and projects (known as the inter-plan effects).

**8.3** We do, however, find ourselves in an exceptional position 'at the front of the line' in terms of the development of our Local Plan compared to the progress of neighbouring local authorities and their plans. It is difficult for us to assess the impact of our Local Plan in combination when we do not know the detailed content of our neighbours plans. However, we have used what information that we have available to us to make an assessment.

**8.4** We have listed other plans, policies and programmes that we need to consider alongside this plan in our Scoping Report.

**8.5** We must particularly consider the impacts of our plan against those being developed by other local planning authorities in the local area. These include neighbouring local authorities and those that share a functional economic area. The following table outlines each authority and illustrates their position in the development plan process.

Authority	Published or adopted development plan compliant with Planning & Compulsory Purchase Act 2004?	Commentary
Core authorit	y	
Central Bedfordshire	Yes, Development Plan adopted in 2009 covering the period until 2026, but this only covers northern area of the now unitary authority. The southern area of the authority is covered by a Development Plan that was adopted in 2004.	The Core Strategy for the northern area adopted November 2009. The southern area was proposed for coverage by a Luton and South Bedfordshire Joint Core Strategy, withdrawn in 2011. The Local Plan for Central Bedfordshire was withdrawn in November 2015, a new Plan Programme has not yet been published. The Northern Area Core Strategy proposed some 17,950 new homes and 17,000 new jobs by 2026. Most development focused around larger settlements.
East Hertfordshire	No, Local Plan covering period to 2011 adopted under transitional arrangements of Act in 2007.	<ul><li>2011 Local Plan delivered Hertfordshire Structure Plan target of 11,100 homes.</li><li>Housing and employment was directed towards main centres/larger settlements.</li></ul>

Authority	Published or adopted development plan compliant with Planning & Compulsory Purchase Act 2004?	Commentary
Core authorit	у	
		New District Plan to 2031 underway. First consultation delayed. Consultation on the pre-submission draft of the plan is planned for early 2016.
North Hertfordshire	No, Local Plan adopted 1996 and saving direction made in 2007.	<ul> <li>Provision was made for about 8000 dwellings between 1986 and 2001.</li> <li>Housing and employment directed towards main centres/larger settlements.</li> <li>New Local Plan scheduled for adoption April 2017 to cover the period 2011 - 2031.</li> <li>No firm direction on employment at this stage however, the Strategic Housing Land Availability Assessment indicates a target of 18,590 dwellings.</li> </ul>
Welwyn Hatfield	No, District Plan covering period to 2011 adopted 2005 and saving direction made in 2008.	Provision was made for about 5,600 dwellings between 1991 and 2011. Local Plan scheduled for adoption Summer 2017. Current proposals set a target of 6,800 new homes to be provided within Welwyn Hatfield between 2011 and 2029, growth directed towards existing settlements.
Outer core au	uthority	
Broxbourne	No, District Plan covering period to 2011 adopted 2005 and saving direction made in 2008.	District Plan delivered 5,400 dwellings during the Plan Period 1991-2011. Key sites were at Hoddesdon and Turnford. Employment was to be provided by key sites at Park Plaza and North East Hoddesdon; existing industrial estates; and local employment sites. New Local Plan underway. Current timetable suggests Local Plan adoption in Spring 2017.
Epping Forest	No. Local Plan adopted in 1998 and saving direction made in 2006.	A broad issues and options paper in 2012 considered 7,000 - 10,400 homes over the period of 2011 to 2031. There is no indication whether these housing targets will be taken forward. Consultation of the Local Plan has been deferred until summer 2016.
Harlow	No. Local Plan adopted 2006.	A 2014 consultation proposed Harlow had capacity for an additional 8,900 homes for the plan period 2011 - 2031. However, an assessment identified the requirement for 12,000 - 15,000 new homes over the same periods to meet needs.

**8.6** We will use the information gathered from other local authorities as we develop our local plan to understand the cumulative effects of development proposals.

#### Without the plan

**8.7** It is a requirement that SA considers how the current state of the environment would change without the plan. It is important to be clear that a 'no plan' scenario would not mean 'no development' or 'no change'. Planning applications would continue to be submitted to the Borough Council and these would have to be determined, Certain policies in the current Stevenage District Plan 2nd Review continue to be used in planning decisions. This situation would continue, though it is likely that the weight that could be given to some (or all) of these would reduce over time. However, even if there were no local policies, applications for planning permission would be judged against that guidance and advice in the NPPF (or any future replacement) along with any other relevant factors.

**8.8** Based on current information, it is considered likely that a 'no plan' option would correspond with us not meeting our economic, social and environmental expectations for the town.



# 9. The Sustainability Appraisal

The Stevenage Borough Local Plan Sustainability Appraisal

### 9 The Sustainability Appraisal

### Stage B: Developing and refining alternatives and assessing effects

**9.1** The draft Local Development Framework (LDF) consultation in 2010, and its SA, established the direction of policy for the 2013 Scoping Report consultation. Whilst the LDF was withdrawn, the process was started over again with the Local Plan. Its policies have been informed by the outcome of previous SAs, having already been through the process once before.

#### **Local Plan Consultation 2013**

**9.2** The Local Plan options were developed from the key issues highlighted from our Baseline Review<sup>(6)</sup>. Our options aimed to enhance and encourage the positive trends experienced within certain sectors but also address any negative issues. This SA was informed by the SEA and our extensive evidence base. We used the SA Framework (Chapter 7) to determine how each policy decision affected environmental, social and economic factors across the town.

**9.3** The options presented were guided and developed to take into consideration the broad sustainability issues and, therefore, the following section provides a summary of the assessment of the options against the sustainability framework.

**9.4** Each issue was cross referenced to the SEA via the identification of relevant themes and the options presented at that stage are identified and summarised below. The detailed matrix based appraisals are shown in Appendix 1.

#### Issue 1 - The role of the sub-region

9.5 We did not identify specific options which can be appraised in terms of sustainability.

#### Issue 2 - Identifying the main challenges

9.6 We did not identify specific options which can be appraised in terms of sustainability.

#### Issue 3 - A vision for the future

9.7 We did not identify specific options which can be appraised in terms of sustainability.

#### Issue 4 - NPPF model policy

SEA Themes	С	Covers all themes through the presumption in favour of sustainable development.	
Options	Α	Include the 'model policy' suggested by the Planning Inspectorate.	
	в	Include a locally-specific version of the model policy suggested by the Planning Inspectorate.	
	С	Do not include a model policy about the NPPF.	

6 Contained within the SEA Scoping Report, 2013

How were the options identified?

**9.8** The first option was suggested by the Planning Inspectorate. We had to decide whether this is the best approach for Stevenage. It might be considered that a locally specific version of the policy might be more appropriate, or that we need not include the policy at all. Our plan will be in compliance with the NPPF so whether this is required, when we should not include irrelevant policies in our plan, is also debated.

A summary of the SA findings

**9.9** Overall it was considered that options B and C performed equally. Both options required locally specific policies which are in compliance with the NPPF.

Issue 5 - The relationship between homes and jobs

SEA Themes	Population and Human Health, Social Inclusiveness and Economic Development.
Options	A Prioritise jobs over homes and / or seek higher levels of self containment.
	B Seek a reasonable balance between new homes and jobs.
	C Prioritise new homes over jobs and / or seek lower levels of self containment.

How were the options identified?

**9.10** The options were selected after careful consideration of the NPPF principles which favour sustainable development. Option B offered a balance between homes and jobs and the alternative options considered extremes for development of these two sectors.

A summary of the SA findings

**9.11** Overall it was recognised that option B performed the best. Options A and C, whilst offering greater returns in development terms for either homes or jobs, did not provide a balance of overall sustainable development.

#### Issue 6 - Skills

SEA Themes	Economic Development.	
Options	A Allow the free market to decide what types of jobs are provided .	
	B Focus on highly-skilled and professional jobs.	
	C Make sure we provide an appropriate range of jobs to meet the rising skill levels of all residents.	

How were the options identified?

**9.12** The options were identified through our evidence base. Our Employment and Economy Baseline Study acknowledged that local employers were able to attract a workforce from an area much wider than Stevenage and local residents were disadvantaged because of low education and skills levels.

#### A summary of the SA findings

**9.13** Overall, option C was the most sustainable, it provided a range of jobs which met local needs and supported the local economy.

Issue 7 - The town centre, the Old Town and the retail warehouses

SEA Themes	Population and Human Health, Social Inclusiveness and Economic Development.	
Options	Allocate all of the predicted new comparison floorspace to the town centre, replace existing small shop units with larger units (especially in places like Park Place and the area of the b station) and improve the shopping streets and car parks.	
	Split the predicted new comparison floorspace between the town centre, the Old Town High Street and the retail warehouses.	า
	Allocate all of the predicted new comparison floorspace to the retail warehouses, either throug allowing new units to be built or existing units to be extended.	gh

How were the options identified?

9.14 The options were identified via our evidence base.

A summary of the SA findings

**9.15** Overall, it was considered that option A provided greater opportunities for existing and future residents by enabling a focus of activity within the highly accessible town centre.

#### Issue 8 - Development viability

SEA Themes	Population and Human Health, Social Inclusiveness and Economic Development.	
Options	A Prioritise the collection of contributions towards local infrastructure (CIL).	
	B Prioritise the provision of affordable housing.	
	C Prioritise the sustainability of new buildings.	

How were the options identified?

**9.16** Although these options were not formally addressed in the local plan consultation, they were assessed in terms of sustainability. There were 3 key components which affected development viability: affordable housing; s106/CIL; and increased efficiency in building techniques. It was necessary to understand how each component should be balanced to achieve viable development which provided for local need.

A summary of the SA findings

**9.17** Overall, each approach provided both positive and negative effects in terms of sustainability. Option A provided supporting infrastructure, but at the expense of building more affordable homes and more energy efficient homes. However, where positive effects have been identified it is recognised that their effect was significantly more positive.

SEA Themes	Population and Human Health, Social Inclusiveness and Economic Development.	
	A Urban capacity (2,800)	
	B Borough-wide capacity (5,300)	
	C Population-led (6,600)	

#### Issue 9 - Borough housing target

How were the options identified?

9.18 The options were identified in a number of different ways. They present:

- The maximum number of homes we could accommodate within the town (Option A);
- The maximum number of homes we could accommodate within the Borough boundary to meet the 'with migration' housing target as required by the NPPF (Option B);
- The number of homes we need to meet the need when considering that immigration and emigration levels are equal over the period of the plan (Option C).

#### A summary of the SA findings

**9.19** Option A performed well in terms of biodiversity but failed to meet local housing needs. Options B and C provided more homes overall. However, both options failed to meet local needs and were dependent on what sites were made available to accommodate the growth. Option C performed better in terms of supporting the local economy. It supported and grew the local economy by providing greater levels of housing for the population.

**9.20** We also assessed three further options as identified via our assessment of housing requirements from 2011-2031. Highways England proposed that more than 1,000 new dwellings would trigger an objection to our Local Plan. Option i presented an option which would have made the growth of Stevenage acceptable to Highways England. But this option would fail to meet local needs. Highways England have recently advised us that they would now not object on this basis. The option is retained within the SA as it formed part of our preliminary work towards developing the list of options for consultation.

**9.21** Option ii performed similarly to option C with more homes improving performance against Objectives 2 and 10. Option iii would supply the necessary number of affordable homes to meet local need. Overall, it is considered that both of these options perform well, although Option iii out-performs in terms of affordable housing supply.

#### Issue 10 - Gunnels Wood

SEA Themes	Population and Human Health, Social Inclusiveness and Economic Development.           A         Continue with a very open policy approach.	
Options		
	Identify specific	c areas for specific uses.
	Allow a range of	of job-creating uses in addition to traditional employment uses.
	Allow a specifie	ed part of the area to be re-developed from employment use to housing.

#### How were the options identified?

**9.22** The Council had previously consulted on options to zone areas in the draft Gunnels Wood Area Action Plan for specific types of employment use. We appraised whether the approach in the District Plan (2nd Review) of 2004 was a suitable option. Both of these options encouraged the development of specific employment uses in the area of Gunnels Wood.

**9.23** There were a number of use classes that might be considered for this area. However, given our tight urban constraints, and the demonstrated need to allocate land for homes and jobs, these were the realistic options we opted to appraise.

#### A summary of the SA findings

**9.24** Option A would have enabled B class uses to be developed across Gunnels Wood. However, in allowing the unrestricted development of B class uses there would be limited control on the number of low density businesses. Option B provided a number of zoned areas where specific land types were allocated. Overall, this option performed well in terms of sustainability for all objectives where there is a recognised effect, except one - the provision of affordable housing.

**9.25** Option C would have enabled a greater range of job-creating uses to locate in Gunnels Wood. This option performed well in improving access to work opportunities and increasing investment. However, it lacked both strategic control on the connectivity of the area and an appropriate balance of employment types to meet local need. Option D would have relinquished part of the area for housing. Whilst this performed well in terms of supporting local population growth and access to affordable housing it is recognised that it did not support employment growth and investment.

SEA Themes	Population and Human Health, Social Inclusiveness and Economic Development.	
Options	A Continue with a very open policy approach.	
	B Identify specific areas for specific uses.	
	C Allow a range of job-creating uses in addition to traditional employment uses.	
	D Allow a specified part of the area to be re-developed from employment use to housing.	

#### Issue 11 - Pin Green

How were the options identified?

**9.26** The Council previously consulted on options to restrict unit sizes and refuse permissions for offices in Pin Green. This approach may no longer be appropriate. We appraised whether the approach in the District Plan (2nd Review) of 2004 is a suitable option. Both of these options encouraged the development of specific employment uses in the area of Gunnels Wood.

**9.27** It was found that, as an overall strategy, the direction towards specific use classes was inappropriate. The inclusion of other types of employment uses, or housing to meet our local needs, was an appropriate approach.

**9.28** Clearly, there are a number of use classes that might be considered for this area. However, given our tight urban constraints, and the demonstrated need to allocate land for homes and jobs, these were the realistic options we opted to appraise.

A summary of the SA findings

**9.29** Option B provided some restriction on the type of B class uses within Pin Green. Overall, this option performed well in terms of sustainability for most objectives where there is a recognised effect, with two exceptions. The first negative assessment is the lack of provision of affordable housing and the second is the lack of control over B class uses with potentially adverse environmental effects. Mitigation measures for developments near the surrounding residential areas would need to be considered if this option were preferred.

SEA Themes		Population and Human Health, Air, Climatic Factors, Social Inclusiveness and Economic Development.	
Options	A	Work with North Hertfordshire District Council to deliver a new 30 hectare (ha) employment site at Junction 7 of the A1(M).	
	В	Safeguard or allocate around 6 ha of land to the west of North Road.	
	С	Safeguard or allocate up to 10 ha of land to the east of North Road as part of a new neighbourhood.	
	D	Safeguard or allocate around 7 ha of land to the north of Stevenage Road.	
	Е	Safeguard or allocate around 7 ha of land to the west and south-west of Junction 8.	
	F	Safeguard or allocate up to 10ha of land to the west of the A1(M) as part of a new neighbourhood.	
	G	Do not safeguard or allocate any new employment land.	

Issue 12 - New employment land

How were the options identified?

**9.30** The NPPF is clear that we should plan positively and encourage sustainable economic growth. Our strategic employment study recognised that the site at Junction 7 had the strongest strategic location of any potential new sites on the edge of Stevenage. We needed to provide a number of opportunities and investment options on a much larger scale than can be accommodated within the existing urban area.

**9.31** The allocation of land at Junction 7 would have required us to work closely with North Hertfordshire District Council and therefore presented considerable risk in terms of deliverability. Alternative options were devised following a borough-wide review of potential sites.

A summary of the SA findings

**9.32** Option A performs poorly in environmental terms but is the best performing option in terms of socio-economic opportunities. It is the largest site and would require the cooperation of North Hertfordshire District Council for delivery. Strategically the best option, alternative options considered land allocations wholly within the Stevenage boundary.

#### Issue 13 - Detailed retail

**9.33** We did not identify specific options that can be appraised in terms of sustainability. If options are presented in the future then they will be assessed later in the SEA/SA process.

#### Issue 14 - A new foodstore

SEA Themes	Population and Human Health, Social Inclusiveness and Economic Development.	
Options	A Identify one or more neighbourhood centres to be redeveloped with new foodstores	Identify one or more neighbourhood centres to be redeveloped with new foodstores.
	В	Identify a completely new site for a large foodstore.
	С	Allow extensions to existing large foodstores and/ or neighbourhood centre shops.

How were the options identified?

**9.34** The options were developed having considered all reasonable options for increasing convenience provision as required/identified through our evidence base. This could be through the extension or redevelopment of existing premises or through the allocation of a new site.

A summary of the SA findings

**9.35** It is recognised that option C was the most appropriate option. However, it is noted that many of the effects of these options must be classed as unknown until such point that a specific site has been identified.

#### Issue 15 - Passenger transport, walking and cycling

SEA Themes		ulation and Human Health, Air, Climatic Factors, Social Inclusiveness and Economic elopment.
Options	А	Provide new or improved bus services.
	В	Encourage more flexible working and home-working.
	С	Improve pedestrian and cycling facilities.
	D	Do all of the above.

How were the options identified?

**9.36** The options were based upon guidance from the NPPF to encourage sustainable transport options but also recent evidential work. Our Urban Transport Plan (2010) identified weak links in the pedestrian and cycle network. However, we realised that it would be practicable to promote all of these measures.

A summary of the SA findings

**9.37** All of the options performed well by encouraging and improving the use of the sustainable transport network. It was clear that a combined approach which included options A to C would provide the greatest benefits in terms of sustainability. No negative effects or measures for mitigation were identified.

#### Issue 16 - The location of new homes

**9.38** We did not identify specific sites which can be appraised in terms of sustainability. We appraised 'types' of sites that might come forward as part of the Local Plan process.

**9.39** Overall, we recognised that previously developed land (PDL) sites performed the best in terms of sustainability. The use of employment land or open space would require mitigation measures to make development acceptable in planning terms.

#### Issue 17 - House conversions

SEA Themes	Population and Human Health, Social Inclusiveness.		
Options	А	We could permit house conversions in all circumstances.	
	В	We could only permit house conversions where existing and potential residents are not adversely affected.	
	С	We could not permit any house conversions.	

How were the options identified?

**9.40** Our evidence showed that there was an imbalance in the housing stock and an increasing demand for smaller properties. Therefore, house conversions had the potential to improve the current housing mix. However, the cumulative development of conversions could have a negative impact on the local infrastructure.

A summary of the SA findings

**9.41** Option B was preferred as it provided a sustainable alternative to housing supply. The re-provision of under-used larger properties into smaller properties, which are in greater demand, performed well in sustainable terms. Option B was further enhanced by the provision to ensure that local services and infrastructure were not subjected to greater pressure. This option performed well against a number of our objectives with no known negative impacts.

SEA Themes	Population and Human Health, Social Inclusiveness.		
Options	Α	We should set targets that require up to 40% affordable housing on qualifying sites.	
	В	We should set targets that are higher than Option a.	
	С	C We should set targets that are lower than Option a.	

#### Issue 18 - Affordable housing

How were the options identified?

**9.42** Development sites that might come forward in the plan period were a mix of large and small sites. If we calculated the average number of homes which might come forward from all of our sites we could see that a total of around 40% affordable housing could be achieved. Our evidence showed that larger sites could afford to provide a little more. We were also consulting on whether we should provide more than the 40% average (Option B), or less (Option C).

A summary of the SA findings

**9.43** Option A was preferred as it maximised the potential for affordable housing whilst limiting negative effects on the economic viability of sites. This option would support objectives which aimed to meet the needs of residents, reduce deprivation and support and grow the local economy.

#### Issue 19 - Housing mix

SEA Themes	Р	Population and Human Health, Social Inclusiveness and Economic Development.	
Options	A	We should follow the recommendations of our evidence base.	
	в	We should focus on large family homes.	
	С	C We should focus on flats and units for first time buyers.	

How were the options identified?

**9.44** Our evidence studies showed that there was a current imbalance in the housing mix. There were significantly more terraced properties with 3 bedrooms. There were deficiencies in smaller units and aspirational housing.

A summary of the SA findings

**9.45** Option A was preferred as it provided a flexible approach to housing mix, responding to market needs at the time of delivery. This option would have long-term positive effects on meeting the needs of an existing and growing population as it would cater to the needs of all sections of the community. It would also improve opportunities for access to decent and appropriate housing.

SEA Themes	Population and Human Health and Social Inclusiveness.	
Options	Α	Extend the existing site at Dyes Lane.
	В	Identify a new site, probably near Junction 8 of the A1(M).
	С	Identify a different site elsewhere.

#### **Issue 20 - Gypsies and Travellers**

How were the options identified?

**9.46** The existing site at Dyes Lane is located west of the A1(M). The site is fully occupied and provides accommodation for a locally established need. The potential for Dyes Lane was considered as Option A and a further two options were based on work completed in support of our evidential base.

A summary of the SA findings

**9.47** Option B performed the best overall as it made provision for additional demand rather than continuing to extend a well established site which was limited by its boundary. Provision would have to be made elsewhere in the short-term period.

#### Issue 21 - Character zones

SEA Themes	Cult	ural Heritage and Landscape.
Options	Α	Carry forward the approach in the Old Town Area Action Plan for this part of the town.
	В	Extend the character zone approach to cover the whole town.
	С	Do not use area-based policies and apply generic criteria to all applications for development.

How were the options identified?

**9.48** It was important to strike a balance between conservation and development and we needed to decide whether to use area-based policies or not. The Council have previously consulted on the option to use character zone based policies within the Old Town Area Action Plan and whether this was appropriate for the area of the Old Town, the town as a whole, or whether generic criteria should apply to all applications.

#### A summary of the SA findings

**9.49** Option C performs well against the provision of housing and the promotion of growth and investment. A managed approach to development scenarios on a site by site basis provided flexibility and the ability to adapt to change. However, it is recognised that this approach would not provide further support to designated heritage assets. This option would enable the Council to meet the need for appropriate housing across all areas and be flexible enough to encourage local investment at the appropriate locations as sites come forward.

SEA Themes	Popu	Population and Human Health, Social Inclusiveness and Economic Development.	
Options	А	Retain the existing neighbourhood centre designations set in the District Plan.	
	В	Make changes that reflect the current nature of our centres and facilities.	
	С	C Allow more flexibility and let the market decide what to provide.	

#### Issue 22 - Neighbourhood centres and facilities

How were the options identified?

**9.50** The options were based upon a number of scenarios. We needed to understand what might happen if we retained our existing policy for the neighbourhood centres, bearing in mind that significant changes have occurred in these centres since our District Plan was adopted.

**9.51** Our evidence base proposed a change in designations based on survey work and the NPPF encourages a hierarchy of centres that is resilient to anticipated future economic change. The 'do nothing' approach is also considered.

#### A summary of the SA findings

**9.52** Option A would retain all existing designations. This option performed well in terms of access to facilities and reducing the need to travel but could have a negative effect on economic viability if under-performing centres were restricted from major change and subject to a lack of investment over the longer term.

**9.53** Option B would reduce the overall number of designated centres from 12 small centres to 7; 10 large centres to 7; and create a new district centre at Poplars. This option would reassess the existing hierarchy based on more recent evidential work. Option B performed well in terms of making facilities more viable and would be based on current use of each centre. However, it is recognised that the reduction in the number of centres would increase the need to travel and reduce access to services.

**9.54** Option C is the 'do nothing' approach. This option performed well in terms of economic viability as it allows the market to decide what is viable based on need or use of the centres. However, it is recognised that this approach would not manage the use of centres and could lead to a significant reduction in local services. A more managed approach would consider the strategic implications of service reductions. This option had the potential to perform poorly against most of the objectives where an effect has been identified.

#### Issue 23 - Lister Hospital

SEA Themes	pulation and Human Hea	th, Social Inclusiveness and Economic Development.
Options	A Do not identify land for the future expansion of the hospital.	
	Safeguard land to the no	rth of the Lister Hospital for future expansion.

How were the options identified?

**9.55** We recognised the importance of the Lister Hospital, both as a health care facility for Hertfordshire residents and a major source of employment in the town. The hospital might need to grow in the future and we need to plan early for how we might manage that. Our options were based on the two land-use solutions we were considering, whether to safeguard land or not.

#### A summary of the SA findings

**9.56** Option A performed well in terms of environmental sustainability. It is recognised that the containment of expansion within the existing site will reduce the pressure for development. This option would assist in the long term protection of habitats and reduce flood risk from surface water run-off. However, this option will limit the long term development of the hospital.

**9.57** Option B performed much better in socio-economic terms, and less well in environmental terms. Providing the hospital with the option of expansion would ensure the future success of the site in its sub-regional role. As the town's largest employer it is important to recognise the economic value a site such as this brings to the town. This option provided flexibility and greater opportunities for long term development needs.

#### Issue 24 - Leisure and culture

**9.58** We did not identify specific options which can be appraised in terms of sustainability. We have appraised our current approach in Appendix 1.

**9.59** Our previous approach had been to support the modernisation of leisure and cultural facilities where assessments illustrate that sites are still viable. We would support the provision of new facilities in accessible locations.

**9.60** Overall this approach performed well in terms of human health and provided for the needs of existing and future residents. This option also performed well in terms of increased access to services and reduced social deprivation. We would continue to support the provision of new facilities in accessible locations as this reduces the need to travel.

**9.61** In economic terms, the assessment of sites provided the most cost effective solution in terms of viability. There would be a need to assess the town-wide distribution of facilities against the progression of our growth options.

#### **Issue 25 - Education**

**9.62** We did not identify specific options which can be appraised in terms of sustainability. We have appraised our current approach in Appendix 1.

**9.63** Our previous approach had been to support the modernisation of educational facilities where assessments illustrate that sites are still required to meet current needs.

**9.64** This option performed well in terms of human health and provided for the needs of existing and future residents. This option also performed well in terms of increased access to services and reduced social deprivation. We would continue to support the provision of new facilities in accessible locations as this reduces the need to travel.

**9.65** The improvement in quality and access to educational facilities would also deliver positively by improved access to skills, knowledge and education and supporting the local economy.

**9.66** There would be a need to assess educational facilities resulting from our growth options and we will continue to work with Hertfordshire County Council, as the local education authority, to ensure that the needs of existing and future residents are met in this regard.

#### Issue 26 - Green Belt

SEA Themes		Biodiversity, Population and Human Health, Water and Soils, Landscape, Social inclusiveness, Economic Development.	
Options	A Give priority to maintaining the full current extent of the Green Belt within Stevenag and do not attempt to fully meet the objectively assessed needs of the Borough.		
	В	Give priority to fully meeting the objectively assessed needs of Stevenage Borough to 2031 and pursue the rolling back of the inner Green Belt boundary (i.e. releasing land from the Green Belt) to allow development to happen.	
	С	Give priority to fully meeting the objectively assessed needs of the Borough to 2031 and beyond. Pursue the rolling back of the inner Green Belt boundary (i.e. releasing land from the Green Belt) and seek the identification of 'safeguarded land' for future development in neighbouring Council areas.	

How were the options identified?

9.67 The options were identified from our evidence base - The Green Belt Review.

A summary of the SA findings

**9.68** Of the three options presented, option C provided the most appropriate option both in terms of meeting the requirements of the NPPF but also in terms of sustainability. The long term approach to a potential Green Belt release would enable a more strategic approach to land allocations.

#### Issue 27 - Sustainability standards

SEA Themes	Bi	Biodiversity, Water and Soils, Air, Climatic Factors and Material Assets.	
Options	A	Use Code for Sustainable Homes/ BREEAM standards.	
	В	3 Set local targets for renewable energy and low carbon technologies.	
	С	C Set standards for water consumption in new development.	
	D	D Use higher emissions standards than building regulations.	
	E	Introduce local targets or standards for more than one or all of these things (please specify).	
	F	Do not introduce local targets or standards and rely on national standards and/or existing guidance.	

How were the options identified?

**9.69** The options represented a raft of measures which could address sustainability in new buildings. These options are promoted by sustainable building professionals and best practice. Using the current building regulation standard as the benchmark, we assessed whether adding additional policy requirements in our local plan would provide significant benefits in terms of sustainability.

A summary of the SA findings

**9.70** The appraisal found that all of the options exposed sites to increased risk as they imposed additional costs on a new build development. Whilst they performed well in environmental terms, they performed poorly in terms of housing provision and meeting local need. In sustainability terms, option F performed the best. The Council would be able to meet Government targets whilst exposing development viability to minimal risk.

#### Issue 28 - Open space designations

	EA nemes	Biodiversity, Population and Human Health, Water and Soils and Landscape.
O	ptions	A To carry forward the District Plan allocations unchanged.
		B To take forward the approach in the draft LDF documents and make any necessary changes to reflect current circumstances.
		C As Option B but also protect smaller areas of open space.

How were the options identified?

**9.71** The options presented covered a 'do nothing' scenario by carrying forward the District Plan allocations unchanged. Alternative options considered a review of existing designations and the inclusion of new spaces where identified.

A summary of the SA findings

**9.72** Overall, it was recognised that option C performed the most positively as it considered the inclusion of smaller green spaces as potential designations. These would further enhance local character and distinctiveness.

#### Issue 29 - Heritage assets

SEA Themes	Cultural Heritage.	
Options	A Include local policies to help determine applications that affect heritage assets.	
	B Do not include local policies and rely on national guidance and legislation instead.	

How were the options identified?

**9.73** The options considered the reliance on national policy and whether local guidance would also be appropriate. The options were formulated through the consideration of our evidence base, best practice and approaches adopted by other authorities.

#### A summary of the SA findings

**9.74** Overall, it is considered that Option B performed marginally better against the protection of local character. However, it was recognised that the local plan should not repeat national guidance and significant local guidance is already in place through the conservation area management plans.

#### **Housing Targets Consultation 2015**

**9.75** Our Revised Housing Targets Consultation was carried out in June 2015 and this considered issues that were identified surrounding housing provision and Green Belt options for the Borough.

**9.76** In the document, two issues were identified, one relates to Issue 9 - Borough housing targets and the other to Issue 26 - Green Belt. The following section provides a summary of the assessment of the options against the sustainability framework.

#### Issue 1 - Revised Borough housing target options

SEA Themes	Population and Human Health, Social Inclusiveness and Economic Development.	
Options	A Maintain the Green Belt (5,300 homes)	
	B Borough capacity (7,600 homes)	

How were the options identified?

**9.77** The options were identified in two different ways. They present:

- the maximum number of homes we could accommodate within the existing Green Belt boundaries around the town. This would still use the undeveloped land to the west of the A1(M);
- The number of homes we think we could now reasonably accommodate within the Borough boundary. This would include developing sites which are currently outside of the town in the Green Belt. It would broadly meet the Government's latest projections of population and household growth and also our own assessment of the towns future needs.

#### A summary of the SA findings

**9.78** Option A performed well against certain environmental objectives including biodiversity, water and soil. However, there were also negative scores recorded against objectives that related to air quality due to the increased number of car journeys. It scored poorly against a number of social objectives as there would be a shortfall of some 2,000 homes to meet the Boroughs housing target.

**9.79** Option B performed less well against environmental objectives primarily because it required the permanent loss of additional greenfield sites, agricultural land and sites which provide habitat and permeable surfaces. However, this option performed very well when we balanced it against the gains that would be made in terms of social objectives and meeting the objective needs of the Borough, as identified in the Strategic Housing Market Assessment (SHMA).

SEA Themes	Biodiversity, Population and Human Health, Water and Soils, Landscape, Social inclusiveness, Economic Development.	
Options	А	Maintain the Green Belt;
	в	Release land within the Borough for the period to 2013 only;
	С	Release land within the Borough for the period to 2031 and work with neighbouring councils to identify land that might be needed after this time.

#### Issue 2 - The Green Belt

How were the options identified?

**9.80** The options were closely linked to the housing options considered in Issue 1 (Revised Borough housing targets). They present:

- a maintained existing Green Belt within the Borough with no exceptional circumstances that justify removing the current protection. This option only allowed us to set a housing target of 5,300 homes within the Borough<sup>(7)</sup>;
- an opposite view to option A and considered that there were no *exceptional circumstances* and we would commit to review the Green Belt within the Borough for the period to 2031. This would allow us to set a higher preferred housing target of 7,600 homes;
- a commitment to reviewing the Green Belt within the Borough for the period to 2031 and work with North Hertfordshire and East Hertfordshire District Councils to consider the best ways of meeting Stevenage's likely need beyond this time.

#### A summary of the SA findings

**9.81** Option A performed well against certain environmental objectives as it safeguarded a large proportion of the undeveloped land around the town until at least 2031. However, this would come at the expense of an inevitable shortfall in housing and employment provision.

**9.82** Option B and C presented a significant amount of uncertainty. Whilst they opened the possibility for greater housing and employment provision, it was not possible to definitively say how much, of what type and where this would be. However, it is clear that these options could lead to positive social and economic impacts.

**9.83** Option B could result in negative long term social and economic effects as government guidance is clear that Green Belt boundaries should not need to be changed again once they have been reviewed. This implies that no further Green Belt release would be made for the period after 2031, therefore potentially restricting the amount of development that could be delivered in the long term.

**9.84** Option C would leave this potential open. However, there can be no guarantee of this as the relevant decisions would need to be made by North Hertfordshire and/or East Hertfordshire District Councils. They would need to consider the implications of (not) taking this approach in their own Local Plans and accompanying SA's.

<sup>7</sup> The SA for the Housing target and Green Belt options explained that this is considered to be the lowest reasonable option for a housing target that can now be considered



# 10 . Assessing the effects of the Local Plan

The Stevenage Borough Local Plan Sustainability Appraisal

### **10 Assessing the effects of the Local Plan**

### Stage C: Prepare the sustainability appraisal report

#### Assessing the effects of the Local Plan

**10.1** As discussed in paragraph 9.1,the draft Local Development Framework (LDF) consultation in 2010, and its SA, established the direction of policy for the 2013 Scoping Report consultation. Whilst the LDF was withdrawn, the process was started over again with the Local Plan. Its policies have been informed by the outcome of previous SAs, having already been through the process once before.

**10.2** The requirements of the directive clearly state the SA should consider the effects of the proposed plan on the environment and incorporate measures to reduce, prevent or mitigate against any likely adverse effects.

**10.3** The SA 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.

**10.4** We have now decided on the final wording and approach in our policies. This section appraises the policies in the document to ensure that any potentially damaging effects are identified.

**10.5** The Local Plan contains two sets of policies. The Strategic Policies contain our overall policies for the Borough. The Detailed Policies include the detailed criteria that we will use to decide whether or not to grant planning permission.

**10.6** Each set of policies is assessed in turn.

**10.7** Table 14 tracks the development of the Strategic Policies from the questions presented in the First Consultation in 2013 through to our final policies. It provides a brief commentary on how our final policies relate to the findings of our initial appraisal in 2013.

**10.8** This is followed by a summary appraisal of our Strategic Policies in table 15. The full assessment tables that we have used to appraise these policies are provided in Appendix 2.

Key Issues (2013)	Key Issues (Housing Targets 2015)	Policy	Conformity of Policy with initial SA/notes
Issue 1: The role of the sub-region			Not subject to SA
Issue 2: Identifying the main challenges			Not subject to SA
Issue 3: A vision for the future		SP1: Presumption in favour of sustainable development	Although not consulted on directly at First Consultation, the SA supports
		SP2: Sustainable development in Stevenage	of life in all areas, lead to a balance
		SP3: A strong, competitive economy	the environment within the Borough.
		SP4: A vital town centre	
		SP5: Infrastructure	
		SP6: Sustainable transport	
		SP7: High quality homes	
		SP8: Good design	
		SP9: Healthy communities	
		S10: Green Belt	
		S11: Climate change, flooding and pollution	
		S12: Green infrastructure and the natural environment	
		S13: The historic environment	

Table 14 Development of Strategic Policies

Key Issues (2013)	Key Issues (Housing Targets 2015)	Policy	Conformity of Policy with initial SA/notes
Issue 4: NPPF model policy		SP1: Presumption in favour of sustainable development	Although not directly consulted on at First Consultation, the SA supports measures that would deliver sustainable development in the Borough unless material considerations indicate otherwise.
Issue 5: The relationship between homes and jobs		SP3: A strong, competitive economy SP7: High quality homes	The SA showed that a jobs and home target that were aligned would lead to the greatest benefits. Prioritising one over the other would not deliver benefits in terms of sustainability to the community.
Issue 6: Skills		SP3: A strong, competitive economy SP5: Infrastructure	Aspiring to raise skill levels, and then ensuring the subsequent provision of an appropriate range of jobs to meet those skills was assessed as being more beneficial to the Borough.
Issue 7: The Town Centre, the Old Town and the retail warehouses		SP3: A strong, competitive economy SP4: A vital town centre	Policy S04 supports regeneration of the Town Centre. This conforms with our appraisal which identified the greatest benefits from this approach. Employment levels will improve in particular across the market area.
Issue 8: Development Viability		SP5: Infrastructure SP6: Sustainable transport SP8: Good design SP10: Green Belt SP11: Climate change, flooding and pollution	Although these options were not formally addressed in the Local Plan consultation, the SA supports measures that would deliver development viability in the Borough.

Key Issues (2013)	Key Issues (Housing Targets 2015)	Policy	Conformity of Policy with initial SA/notes
		SP12: Green infrastructure and the natural environment	
		SP13: The historic environment	
Issue 9: Borough housing target Issue 1: Revised Borough	Issue 1: Revised Borough	SP7: High quality homes	The Revised Housing Targets
		SP9: Healthy communities	Borough-wide capacity approach would
		SP11: Climate change, flooding and pollution	809, S11 and S12 support this in
		SP12: Green infrastructure and the natural environment	terms.

## Table 15 Summary Appraisal of the Strategic Policies

Policy Name	Time Frame	Environmental	Social	Economic
SP1:	Short Term (S)	++	++	++
Presumption in favour of sustainable	Medium Term (M)	++	++	++
development	Long Term (L)	++	++	++
SP2:	S	++	++	++
Sustainable development in	Μ	++	++	++
Stevenage	L	++	++	++
SP3: A strong,	S	+	+	++
competitive economy	М	+/-	+	++
	L	+/-	++	++
SP4: A vital	S	+	0	++
town centre	Μ	++/-	+	++
	L	++/-	++	++
SP5: Infrastructure	S	+/-	+	0
Infrastructure	М	+/-	++	+
	L	+/-	++	+
SP6: Sustainable	S	++	++	+
transport	М	++	++	+
	L	++	++	+
SP7: High	S	+/	++	+
quality homes	Μ	+/-	++	+
	L	+/-	++	+
SP8: Good	S	++	+	+
design	Μ	++	+	+
	L	++	+	+
SP9: Healthy	S	0	++	+
communities	Μ	+/-	++/-	+
	L	+/-	++/-	+
SP10: Green Belt	S		++/-	+

Policy Name	Time Frame	Environmental	Social	Economic
	М		++/-	+
	L		++/-	+
SP11: Climate	S	++	+	0
change, flooding and	М	++	+	0
pollution	L	++	+	0
SP12: Green	S	++	++/-	0
infrastructure and the natural	М	++	++/-	0
environment	L	++	++/-	0
SP13: The	S	0	+	0
historic environment	М	0	+	0
	L	0	+	0

#### Policy SP1: Presumption in favour of sustainable development

**10.9** This policy sets out a framework which helps us achieve the goals of the Government in its desire to achieve sustainable development.

**10.10** The policy performs well in its requirements to achieve a balance between our economic role in supporting a strong economy; our social role in providing necessary housing and services; and, our environmental role in protecting and enhancing the natural, built and historic environment.

**10.11 Recommendations:** No specific mitigation measures have been identified for this policy.

#### Policy SP2: Sustainable development in Stevenage

**10.12** As the title implies, this policy sets out the broad sustainability criteria which will be used to guide the writing of subsequent policies and plans to assess proposals for development.

**10.13** The policy closely aligns with the SA framework so scores very well.

**10.14 Recommendations:** There should be a general presumption against piecemeal development where it would undermine design objectives.

#### Policy SP3: A strong, competitive economy

**10.15** Our appraisal identified significant, positive economic and social impacts from this policy. There are some possible negative environmental impacts but these will be dealt with in subsidiary plans once the location of the development is determined.

**10.16** The employment strategy broadly seeks to match new employment to the planned housing growth. As a result, the appraisal identifies significant economic and social benefits as Stevenage's competitive position improves.

**10.17** However, there are concerns over greenfield employment allocations, particularly at Junction 7 of the A1(M) which is next to the Site of Special Scientific Interest (SSSI) at Knebworth Woods.

**10.18 Recommendations:** Ensure the site specific implications of development locations and site allocations are fully considered.

#### Policy SP4: A vital town centre

**10.19** The impacts of this policy were generally found to be positive. The policy focuses on the use of the existing and established sites. This along with the proposed regeneration initiatives, provides significant social, environmental and economic benefits.

**10.20 Recommendations:** No specific mitigation measures have been identified for this policy.

#### **Policy SP5: Infrastructure**

**10.21** Our appraisal concludes that this policy will have minor, negative environmental effects. This is due to the loss of greenfield land to deliver the identified schemes and secondary effects from the increase in car travel that will be facilitated by new roads.

**10.22** However, provision of the infrastructure to facilitate growth will have positive social and economic impacts.

**10.23 Recommendations:** No specific mitigation measures have been identified for this policy.

#### Policy SP6: Sustainable transport

**10.24** Our appraisal shows that this policy should have positive impacts. The pro-active approach to sustainable transport and policy direction which leads high density development to the most accessible locations should deliver a range of environmental, social and economic benefits.

**10.25 Recommendations:** No specific mitigation measures have been identified for this policy.

#### Policy SP7: High quality homes

**10.26** 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.

**10.27** 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.

**10.28** 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.

**10.29** 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.

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

**10.31** 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.

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

#### Policy SP8: Good design

**10.33** Delivering significant improvements to the town's built fabric is one of the key aims of the Local Plan. This is reflected in the requirements of this policy. It is anticipated that this policy will have a range of benefits, both direct, through the creation of places, spaces and buildings that work well with their surroundings, and indirect, by creating a high-quality environment which stimulates further investment.

**10.34 Recommendations:** No specific mitigation measures have been identified for this policy.

#### **Policy SP9: Healthy communities**

**10.35** The provision of new and improved facilities are predicted to generally have beneficial social and economic impacts. There are some uncertainties against environmental objectives, but these can largely be dealt with through mitigation plans once detailed allocation boundaries are known.

**10.36 Recommendations:** No specific mitigation measures have been identified for this policy.

#### Policy SP10: Green Belt

**10.37** The Local Plan is clear that, in order to achieve housing targets a review of the Green Belt will be required to release land for development. This will have significant, permanent and irreversible negative environmental impacts, though the secondary social benefits of the subsequent development of this land is recognised.

**10.38 Recommendations:** No specific mitigation measures have been identified for this policy.

#### Policy SP11: Climate change, flooding and pollution

**10.39** The impacts of this policy are generally predicted to be positive as it takes responsibility for controlling pollution and flood risk. There are potentially adverse impacts against one objective in the sustainability framework as the policy does permit potentially contaminating land uses to occur. However, this is strictly controlled and separate environmental licencing procedures will provide the necessary mitigation.

**10.40 Recommendations:** No specific mitigation measures have been identified for this policy.

#### Policy SP12: Green infrastructure and the natural environment

**10.41** The predicted environmental and social impacts of this policy are largely positive. This reflects the strong policy backing for the preservation of existing, and creation of new, green infrastructure assets.

**10.42** There are possible negative impacts that may arise if the quantum of land made available for development is unduly restricted. However, looking at the overall balance of policies in the Local Plan, this is not considered to be a significant issue.

**10.43 Recommendations:** No specific mitigation measures identified for this policy.

#### Policy SP13: The historic environment

**10.44** The predicted impacts on the environmental and social aspects of this policy are considered to be largely positive. Whilst the benefits to the economic aspect are unclear, it is felt that the preservation of the historic environment will benefit the environment though the preservation of conservation areas, both built and natural.

**10.45 Recommendations:** No specific mitigation measures have been identified for this policy.

#### **Detailed Policies**

**10.46** As explained at the start of the chapter, the Local Plan also contains a set of detailed policies. These are assessed in table 16.

**10.47** The table on the following pages tracks the development of these policies as the Local Plan has progressed through the different stages of consultation.

**10.48** This is followed by a summary appraisal of our Detailed Policies in table 17. The full assessment tables that we have used to appraise these policies are provided in Appendix 2.

**10.49** In a number of instances, the broad 'direction' of the Detailed Policies is set through the Local Plan policies which are appraised above.

**Table 16 Development of Detailed Policies** 

Issue 10: Gunnels Wood		
	EC1: Allocated sites for employment development	These policies follow on from Issue 5
	EC2: Gunnels Wood employment area and edge-of-centre zone	beneficial to the Borough to ensure the sufficient provision of an appropriate
_	EC3: Gunnels Wood industrial zones	range of jobs to meet the skill level of the town and surrounding demographic.
	EC4: Remainder of Gunnels Wood	
	EC5: Active frontages and gateways	
Issue 11: Pin Green	EC6: Pin Green employment area	
	EC5: Active frontages and gateways	
Issue 12: New Employment Land	EC7: Employment development of unallocated sites	Recognition of development of unallocated sites for employment purposes would deliver benefits in terms of sustainability to the community.
Issue 13: Detailed Retail	TC1: Town Centre	This set of policies support the
	TC2: Southgate Park MOA	viability of the Old Town. This conforms
	TC3: Central West MOA	greatest benefits from this approach.
	TC4: Station Gateway MOA	Employment levels will improve in particular across the market area.
	TC5: Central Core MOA	
	TC6: Northgate MOA	
	TC7: Marshgate MOA	

Key Issues (2013)	Key Issues (Housing Targets 2015)	Policy	Conformity of Policy with initial SA/notes
		TC8: Town Centre shopping area	
		TC9: High Street shopping area	
		TC10: High Street primary and secondary frontages	
		TC11: New convenience retail provision	
		TC12: New comparison retail provision	
		TC13: Retail impact assessments	
Issue 14: A New Foodstore		RCV1: New convenience retail provision	This policy supports provision of new convenience retailing within the Borough.
Issue 15: Passenger Transport,		IT1: Strategic development access points	The SA supports measures that would
маклів апо суспів		IT2: West of Stevenage safeguarded corridors	denver development vlability in the Borough. These policies make
		IT3: Infrastructure	continuous transportation into and
		IT4: Transport assessments and travel plans	economic and social objectives
		IT5: Parking and access	
		IT6: Sustainable transport	
		IT7: New and improved links for pedestrians and cyclists	
		IT8: Public parking provision	

Key Issues (2013)	Key Issues (Housing Targets 2015)	Policy	Conformity of Policy with initial SA/notes
Issue 16: The Location of New		HO1: Housing allocations	The Revised Housing Targets
		HO2: Stevenage West	Borough-wide capacity approach would
		HO3: North of Stevenage	pe of perfert to the confinantity. These policies support this in social, economic
		HO4: South East of Stevenage	and environmental terms.
		HO5: Windfall sites	
Issue 17: House Conversions		HO6: Redevelopment of existing homes	
Issue 18: Affordable Housing		HO7: Affordable housing targets	
		HO8: Affordable housing tenure, mix and design	
Issue 19: Housing Mix		HO9: House types and sizes	
		HO10: Sheltered and supported housing	
		HO11: Accessible and adaptable housing	
Issue zu. oypsies and IssueltersCharacter Zones		GD1: High quality design	These policies make provision for access to health and leisure facilities
Issue 22: Neighbourhood		HC1: District, local and neighbourhood centres	the social objectives identified by the
		HC2: Local shops	SA. I rule ensures that development viability identified in the town is deliverable. These policies follow on
Issue 23: The Lister Hospital		HC3: The Health Campus	directly from the strategic policies S08 and S09.
		HC4: Existing health, social and community facilities	

Key Issues (2013)	Key Issues (Housing Targets 2015)	Policy	Conformity of Policy with initial SA/notes
		HC5: New health, social and community facilities	
Issue 24: Leisure and Cultural		HC6: Existing leisure and cultural facilities	
		HC7: New and refurbished leisure and cultural facilities	
		HC8: Sports facilities in new developments	
Issue 25: Education		HC9: Former Barnwell East secondary school	
		HC10: Redundant school sites	
Issue 26: Green Belt	Issue 2: The Green Belt	GB1: Green Belt	The Green Belt Review identified areas
		GB2: Green Belt settlements	accommodate development and also
			These policies support the protection
			or the Green per and supports our environmental objectives identified in the SA. These policies have developed from strategic policy S10.
Issue 27: Sustainability		FP1: Climate change	The SA supports measures that would
Standards		FP2: Flood risk in Flood Zone 1	deliver environmental sustainability to the Borough. These policies make
		FP3: Flood risk in Flood Zone 2 and 3	provision for sustainable environmental standards in the town thus supporting
		FP4: Flood Storage Reservoirs and Functional Floodplain	the environmental objectives identified in the SA.
		FP5: Contaminated land	
		FP6: Hazardous installations	

Key Issues (2013)	Key Issues (Housing Targets 2015)	Policy	Conformity of Policy with initial SA/notes
		FP7: Pollution	
		FP8: Pollution sensitive uses	
Issue 28: Open Space		NH1 Principal open spaces	These policies have developed from
Allocations		NH2: Wildlife Sites	identified the need for the natural and
		NH3: Green corridors	protected and conserved. These
		NH4: Green links	policies support that objective and ensure the deliverability of sustainable
		NH5: Trees and woodland	development in the borough.
		NH6: General protection for open space	
		NH7: Open space standards	
		NH8: North Stevenage Country Park	
Issue 29: Heritage Assets		NH9: Areas of archaeological significance NH10: Conservation areas	

## Table 17 Summary Appraisal of the Strategic Policies

Policy Name	Time Frame	Environmental	Social	Economic
EC1: Allocated	Short Term (S)	+/-	+	++
sites for employment development	Medium Term (M)	+/-	+	++
	Long Term (L)	+/-	+	++
EC2: Gunnels	S	+/-	+	++
Wood employment	М	+/-	+	++
area and edge-of-centre zone	L	+/-	+	++
EC3: Gunnels	S	+/-	+	++
Wood industrial zones	М	+/-	+	++
	L	+/-	+	++
EC4:	S	+/-	+	++
Remainder of Gunnels Wood	М	+/-	+	++
	L	+/-	+	++
EC5: Active	S	0	+	0
frontages and gateways	М	0	+	0
	L	0	+	0
EC6: Pin Green	S	0	+	++
employment area	Μ	0	+	++
	L	0	+	++
EC7:	S	+/-	0	+
Employment development on	Μ	+/-	0	+
unallocated sites	L	+/-	0	+
TC1: Town	S	0	0	0
Centre	М	0	0	0
	L	0	0	0
TC2: Southgate	S	0	++	++
Park MOA	М	0	++	++
	L	0	++	++

Policy Name	Time Frame	Environmental	Social	Economic
TC3: Central	S	0	++	++
West MOA	М	0	++	++
	L	0	++	++
TC4: Station	S	0	++	++
Gateway MOA	М	0	++	++
	L	0	++	++
TC5: Central	S	0	++	++
Core MOA	М	0	++	++
	L	0	++	++
TC6: Northgate	S	0	++	++
MOA	М	0	++	++
	L	0	++	++
TC7: Marshgate	S	0	++	++
MOA	М	0	++	++
	L	0	++	++
TC8: Town	S	0	+	+
Centre shopping area	М	0	+	+
	L	0	+	+
TC9: High	S	0	+	+
Street shopping area	М	0	+	+
	L	0	+	+
TC10: High	S	0	+	+
Street primary and secondary	М	0	+	+
frontages	L	0	+	+
TC11: New	S	0	+	+
convenience retail provision	М	0	+	+
	L	0	+	+
TC12: New	S	0	+	+
comparison retail provision	М	0	+	+
	L	0	+	+

# Assessing the effects of the Local Plan

Policy Name	Time Frame	Environmental	Social	Economic
TC13: Retail	S	0	+	+
impact assessments	М	0	+	+
	L	0	+	+
IT1: Strategic	S	+/-	+	+
development access points	М	+/-	+	+
	L	+/-	+	+
IT2: West of	S	+	+	+
Stevenage safeguarded	М	+	+	+
corridors	L	+	+	+
IT3:	S	+/-	+	+
Infrastructure	М	+/-	+	+
	L	+/-	+	+
IT4: Transport	S	++	+	+
assessments and travel plans	М	++	+	+
	L	++	+	+
IT5: Parking	S	++/-	++	0
and access	М	++/-	++	0
	L	++/-	++	0
IT6: Sustainable	S	++	++	+
transport	М	++	++	+
	L	++	++	+
IT7: New and	S	++	++	+
improved links for pedestrians	М	++	++	+
and cyclists	L	++	++	+
IT8: Public	S	+/-	+	+
parking provision	М	+/-	+	+
	L	+/-	+	+
HO1: Housing	S	0	++	+
allocations	М	0	++	+
	L	0	++	+

Policy Name	Time Frame	Environmental	Social	Economic
HO2:	S	-	++	++
Stevenage West	М	-	++	++
	L	-	++	++
HO3: North of	S	-	++	++
Stevenage	М	-	++	++
	L	-	++	++
HO4: South	S	-	++	++
East of Stevenage	М	-	++	++
	L	-	++	++
HO5: Windfall	S	+/-	++	0
sites	Μ	+/-	++	0
	L	+/-	++	0
HO6:	S	0	+/-	+
Redevelopment of existing	М	0	+/-	+
homes	L	+	+/-	+
HO7: Affordable	S	0	++	+
housing targets	М	0	++	+
	L	0	++	+
HO8: Affordable	S	++	++	+
housing tenure, mix and design	М	++	++	+
	L	++	++	+
HO9: House	S	+	++	+
types and sizes	Μ	+	++	+
	L	+	++	+
HO10:	S	0	++	0
Sheltered and supported	М	0	++	0
housing	L	0	++	0
HO11:	S	0	++	0
Accessible and adaptable	М	0	++	0
housing	L	0	++	0

# Assessing the effects of the Local Plan

Policy Name	Time Frame	Environmental	Social	Economic
HO12: Gypsy	S	+	++	0
and Traveller provision	М	+	++	0
	L	+	++	0
HO13: Gypsy	S	+	++	0
and Traveller provision on	М	+	++	0
unallocated sites	L	+	++	0
<b>GD1:</b> High	S	++/-	++/-	+
quality design	М	++/-	++/-	+
	L	++/-	++/-	+
HC1: District, local and	S	0	+	+
neighbourhood	М	0	+	+
centres	L	0	+	+
HC2: Local	S	0	+	+
shops	М	0	+	+
	L	0	+	+
HC3: The	S	0	++	+
Health Campus	М	0	++	+
	L	0	++	+
HC4: Existing	S	+/-	++	0
health, social and community	М	+/-	++	0
facilities	L	+/-	++	0
HC5: New	S	-/?	++	+
health, social and community	Μ	-/?	++	+
facilities	L	-/?	++	+
HC6: Existing leisure and	S	0	++	0
cultural facilities	М	0	++	0
	L	0	++	0
HC7: New and	S	+/-	++	+
refurbished leisure and	М	+/-	++	+
cultural facilities	L	+/-	++	+

Policy Name	Time Frame	Environmental	Social	Economic
HC8: Sports	S	+/-	++	+
facilities in new developments	М	+/-	++	+
	L	+/-	++	+
HC9: Former	S	+	++	0
Barnwell East secondary	М	+	++	0
school	L	+	++	0
HC10:	S	+	++	0
Redundant school sites	Μ	+	++	0
	L	+	++	0
GB1: Green	S	++	+	0
Belt	М	++	+	0
	L	++	+	0
GB2: Green	S	+	+	0
Belt settlements	М	+	+	0
	L	+	+	0
FP1: Climate	S	+/?	+	0
change	Μ	+/?	+	0
	L	+/?	+	0
FP2:Flood risk	S	++	+	+
in Flood Zone 1	Μ	++	+	+
	L	++	+	+
FP3: Flood risk	S	++	+	+
in Flood Zone 2 and 3	М	++	+	+
	L	++	+	+
FP4: Flood	S	++	+	+/-
Storage Reservoirs and	М	++	+	+/-
Functional Floodplain	L	++	+	+/-
FP5:	S	++	+	+/-
Contaminated land	M	++	+	+
	L	++	+	+

# Assessing the effects of the Local Plan

Policy Name	Time Frame	Environmental	Social	Economic
FP6:Hazardous	S	+	+	0
installations	М	+	+	0
	L	+	+	0
FP7: Pollution	S	+	+	0
	М	+	+	0
	L	+	+	0
FP8: Pollution	S	+	+	0
sensitive uses	М	+	+	0
	L	+	+	0
NH1: Principal	S	++	+	0
open spaces	М	++	+	0
	L	++	+	0
NH2: Wildlife	S	++	+	0
Sites	М	++	+	0
	L	++	+	0
NH3: Green	S	++	+	0
corridors	М	++	+	0
	L	++	+	0
NH4: Green	S	++	+	0
links	М	++	+	0
	L	++	+	0
NH5: Trees and	S	++/-	+/-	0
woodland	М	++/-	+/-	0
	L	++/-	+/-	0
NH6: General	S	++/-	++/-	0
protection for open spaces	М	++/-	++/-	0
	L	++/-	++/-	0
NH7: Open	S	+	+	0
space standards	М	+	+	0
	L	+	+	0

Policy Name	Time Frame	Environmental	Social	Economic
NH8: North	S	+	+	0
Stevenage Country Park	М	+	+	0
	L	+	+	0
NH9: Areas of	S	0	++	0
archaeological significance	М	0	++	0
	L	0	++	0
NH10:	S	0	+	0
Conservation areas	М	0	+	0
	L	0	+	0

#### A strong, competitive economy

#### Policy EC1: Allocated sites for employment development

**10.50** 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.

**10.51** Employment sites were assessed in the 2015 Employment Strategic Land Availability Assessment (SLAA) and are included in Appendix 1.

#### Policy EC2: Gunnels Wood employment area and edge-of-centre zone

**10.52** Our appraisal recognises that the redevelopment of the Gunnels Wood area will benefit the town in economic terms. This is likely to support social mobility and the Town Centre regeneration.

#### Policy EC3: Gunnels Wood industrial zones

**10.53** Policy EC3 supports the smaller-scale economy that are found in the Gunnels Road area. It continues to promote the area and the towns more local economy.

#### Policy EC4: Remainder of Gunnels Wood

**10.54** Our appraisal recognises the diversity of industry and businesses that are found in Gunnels Wood and continues to promote this diversity whilst taking account of the unique character of the area.

#### Policy EC5: Active frontages and gateways

**10.55** Our policy supports the need for the character of the area to be more interactive and dynamic for employees and visitors to the Gunnels Wood Area. Improving surveillance and creating a more active impression reduces the feeling of social vulnerability in a largely built up area.

#### Policy EC6: Pin Green employment area

**10.56** Our appraisal recognises that the redevelopment of the Pin Green employment area will benefit the economy of the town. This is likely to support social mobility and in part address any environmental contamination issues that may be present.

#### Policy EC7: Employment development on unallocated sites

**10.57** Our appraisal recognises that, in encouraging employment uses in appropriate locations, this policy is likely to have economic benefits. However, it also highlighted that the policy did not contain a direction to prioritise the use of previously developed land.

#### A vital Town Centre

#### Policy TC1: Town Centre

10.58 This policy is a graphic representation of an area of the town defined as the 'Town Centre'.

#### Policy TC2: Southgate Park MOA

**10.59** Our appraisal of Policy RTC1 recognises the contribution that the Southgate Park area will make to the housing stock of the town and to the character of the Town Centre itself. It performs well against the social objectives of the framework in its provision, and rejuvenation of the Town Centre.

**10.60** Access links to the area and beyond are identified as areas of improvement and the development of a primary school in this area contributes to educational attainment and social character of the town.

#### Policy TC3: Central West MOA

**10.61** Policy RTC2 makes provision for the economic and social needs of the town. Housing stock numbers will increase as a result of development that is proposed here whilst the promotion of mixed class uses will contribute to the improvement of the economic efficiency of the Borough.

#### Policy TC4: Station Gateway MOA

**10.62** Policy RTC3 makes provision for an improved travel infrastructure hub within the heart of the town. This, combined with new offices and employment premises, makes positive contributions towards the economic and social sustainability objectives identified in the framework.

**10.63** This policy, in combination with the other Town Centre policies (RTC1 - RTC5), are synergistic in their vision for the regeneration of the Town Centre.

**10.64** The policy promotes 'Stevenage' through the redevelopment and improvements made to the railway station and recognises the station as a gateway to the town for visitors and those passing through.

#### Policy TC5: Central Core MOA

**10.65** Our appraisal of Policy RTC4 is positive in its measurement against economic and social sustainability objectives identified in the framework. The policy recognises the contribution that it makes to the housing stock of the town, both individually and in combination with the other Town Centre policies.

**10.66** In addition, the policy makes great contribution to the social aspect of the sustainability framework through its provision and re-provision of leisure and arts facilities.

#### Policy TC6: Northgate MOA

**10.67** Again, Policy RTC5 contributes to the need for economic and social growth identified to ensure the regeneration of the Town Centre. The improved access links through the Town Centre and beyond ensure that the are is accessible to all.

**10.68** The economic growth that the policy promotes is positive for the town and contributes to the economic sustainability of the town as a whole by providing various types and forms of employment for the residents of the town.

#### Policy TC7: Marshgate MOA

**10.69** Policy RTC6 recognises the social, economic and environmental value of this part of the Town Centre. It supports the regeneration of this area and the improved links between the Town Centre and the underutilised Town Centre Gardens just beyond St Georges Way.

**10.70** The policy makes a significant contribution to the social aspect of the sustainability framework through the re-provision of the leisure centre in the area of the current swimming centre.

#### Policy TC8: Town Centre shopping area

**10.71** Our appraisal of Policy TC1 is positive in its measurement against economic and social sustainability objectives identified in the framework. It recognises the need to respond to the changing use of the Town Centre, which has largely not been an 'all-day' destination, to one that makes provision for additional housing and the associated 'all-day' use that is related with this.

**10.72** The policy will contribute significantly to the regeneration of the Town Centre following the lead of the private residential development that is proposed through the Major Opportunity Areas.

#### Policy TC9: High Street shopping area

**10.73** The impacts of Policy ROT1 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.

#### Policy TC10: High Street primary and secondary frontages

**10.74** This policy promotes the safeguarding of primary and secondary frontages in the High Street and ensures a continued mix of uses in this area. This will ensure that the High Street continues to fulfil a number of different retail roles, thereby contributing to the economic and social objectives identified in the sustainability framework.

#### Policy TC11: New convenience retail provision

**10.75** Policy RCV1 contributes to the social and economic aspects identified in the framework. It ensures that residents of the town have reasonable access to facilities and through the provision of new convenience retailing, contributes to the economy of the town.

#### Policy TC12: New comparison retail provision

**10.76** The impacts of Policy RCM1 are considered positive as it contributes to the regeneration of the Town Centre by focusing any additional need for comparison retailing to the Town Centre rather than the well established out-of-centre retail parks. This contributes to the economic viability of the town and provides positive social effects to objectives identified in the sustainability framework.

#### Policy TC13: Retail impact assessments

**10.77** This policy promotes the safeguarding of the Town Centre as a viable option for retail. It focuses attention towards the Town Centre and only when sites here are not suitable will edge-of-centre and out-of-centre sites be considered. This will deliver positive outcomes for both economic and social aspects of the sustainability framework as the Town Centre remains an accessible area for many residents of the town via some form of transportation. It will also contribute to the regeneration of the Town Centre and, thus, the economy of the area.

#### Infrastructure and transport

#### Policy IT1: Strategic development access points

**10.78** This policy promotes the safeguarding of pre-existing access points to strategic development sites in the town. Our appraisal considers the policy favourable in all aspects, particularly through the social and economic provision that is due.

#### Policy IT2: West of Stevenage safeguarded corridors

**10.79** Policy IT2 promotes the safeguarding of access points in the town in addition to those identified in policy IT1. The policy performs poorly in terms of social and environmental effects, however, these can be mitigated against through their provision elsewhere in the borough.

#### Policy IT3: Infrastructure

**10.80** Our appraisal recognises the benefit of the provision of infrastructure through future development. In areas, this will involve land take from greenfield areas and as such environmental effects will have to be mitigated against. However, the policy performs well in terms of social and economic effects.

#### Policy IT4: Transport assessments and travel plans

**10.81** Policy IT4 requires new development to be accompanied by appropriate transport assessments and travel plans. These measures will pro-actively facilitate the use of alternate modes of transport. As well as the direct effect on our objective to increase sustainable transport, there are indirect, secondary benefits arising from the impacts on human health and polluting emissions.

#### Policy IT5: Parking and access

**10.82** 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.

#### Policy IT6: Sustainable transport

**10.84** Policy IT6 performs well in all aspects of evaluation. Provision of sustainable transport will improve social and economic accessibility to all areas of the town whilst also promoting a reduction in emissions for private car usage and improving air quality.

#### Policy IT7: New and improved inks for pedestrians and cyclists

**10.85** Our appraisal recognises the social and environmental effects of the policy. The policy promotes social health and wellbeing through the provision of a new and improved network throughout the town. In addition, the policy promotes environmental benefits through a reduction in the usage of the private car.

#### Policy IT8: Public parking provision

**10.86** The impacts of Policy IT8 have been assessed as largely positive. Whilst the policy does detract somewhat from policy IT6 by encouraging the use of the private car through the provision of public parking, the policy does also promote positive social and economic benefits in terms of accessibility.

#### High quality homes

#### Policy HO1: Housing allocations

**10.87** Policy HO1 performs well in terms of social effects. The provision of sufficient housing numbers throughout the town is vital to the growth of the town and its subsequent economic development.

**10.88** The housing SLAA sites were assessed in June 2015 and are included in Appendix 1.

#### **Policy HO2: Stevenage West**

**10.89** The impacts of policy HO2 vary greatly between the 3 criteria but the economic and social benefit to the town from the development far outweighs the loss from the environmental aspect.

**10.90** Whilst the loss of the Green Belt is permanent and irreversible, the effects of the loss can be reduced and mitigated for through the development itself and throughout the Borough.

**10.91** The economic and social benefit reaped from the development itself will help to boost the economy and afford Stevenage housing which will help meet its objectively assessed needs.

#### Policy HO3: North of Stevenage

**10.92** Our appraisals recognises the contribution that the development North of Stevenage will make to the social and economic characteristics of the town. The development will help boost the economy and will provide much needed housing stock for the town. Whilst the development will result in the permanent and irreversible loss of the Green Belt, the effect of these losses can be reduced and mitigated against throughout the town.

**10.93** As a consequence of the Heritage Impact Assessment, the boundary of the North of Stevenage allocation has reduced from that which was submitted to us by the developer as part of the SLAA. Much of the proposed site within the conservation area has been excluded. The policy includes an area which will have minimal impact on the conservation area, and can be mitigated against. The policy details these mitigation measures.

#### Policy HO4: South East of Stevenage

**10.94** Policy HO4 makes provision for additional housing stock in the town to address the current deficit. Additional housing will also help boost the local economy and encourage further investment in the Borough.

**10.95** The policy does perform poorly against environmental measures due to the permanent and irreversible loss of the Green Belt in this area. However, the effects of this loss can be reduced and mitigated against in other parts of the town.

#### Policy HO5: Windfall sites

**10.96** This policy generally performed well, though it is only expected to have an impact against around half of the indicators. Windfall housing sites make a small, but valuable contribution to housing supply meaning the policy performs partially well against the social objectives.

**10.97** The appraisal did identify some potential negative impacts in that the policy does allow for the loss of underused greenfield sites, which could impact on biodiversity and habitats.

#### Policy HO6: Redevelopment of existing homes

**10.98** Some minor impacts were identified. The policy allows for the provision of small scale employment or community land uses which would provide benefits. This would be offset by any loss of residential accommodation. However, in the overall scale of development being proposed it is not anticipated that any such losses would have a significant impact.

#### Policy HO7: Affordable housing targets

**10.99** The appraisal identified significant social benefits from this policy as it will result in the provision of a substantial quantity of affordable housing. There are also secondary social and economic benefits as the provision of affordable housing will allow people to live, for example, close to schools or areas of work where they might otherwise be priced out of the market.

**10.100** No significant environmental impacts were identified. This is because the policy does not contain any locational criteria. The suitability of site for housing development will be assessed through (the appraisal of) other policies and allocations.

#### Policy HO8: Affordable housing tenure, mix and design

**10.101** As with Policy HO7 (Affordable housing targets), strong primary and secondary benefits were recognised against social and economic objectives. In addition, this policy will contribute positively to our design objective by requiring a seamless approach to the design of market and affordable homes.

#### Policy HO9: House types and sizes

**10.102** By providing a full range of house types and sizes, Policy HO9 will contribute to social objectives. There are also identified secondary benefits in the longer term and the more intensive use of sites will reduce demand for greenfield sites and reduce the need to travel.

#### Policy HO10: Sheltered and supported housing

**10.103** This policy will have strong social benefits by contributing towards the provision of a full range of housing types. There are also identified environmental benefits as the policy requires any provision to be made in accessible locations and be of a scale appropriate to surrounding development.

#### Policy HO11: Accessible and adaptable housing

**10.104** This policy delivers strong social benefits by ensuring a full range of housing types is provided and allowing the opportunity for people to live longer in their own homes if they choose to do so.

#### Policy HO12: Gypsy and Traveller provision

**10.105** The provision of additional Gypsy and Traveller pitches will help to meet a regional level deficit. This policy has primarily been appraised through the assessment of Policy SP7.

#### Policy HO13: Gypsy and Traveller provision on unallocated sites

**10.106** Policy HO13 takes account of an increase in the demand for Gypsy and Traveller provision within the Borough over and above that identified in Policy HO12.

#### <u>Good design</u>

#### GD1: High quality design

**10.107** Policy GD1 encourages a high standard of design in all new development. As such, it has been appraised as having positive effects against a range of objectives including those relating to crime, population, access to services and economic vitality.

**10.108** Some potential adverse impacts are identified, The impact on future occupiers of proposed developments is unclear as the policy only requires the residential amenities of the surrounding area and neighbouring uses to be considered.

**10.109** The policy also requires access by a full range of transport modes, including the private car. However, it is not considered desirable or practical to inhibit this.

#### **Healthy communities**

#### HC1: District, local and neighbourhood centres

**10.110** This policy recognises the contribution that these centres make to the town and the people that they serve. Protecting the hierarchy of these centres ensures that residents have access to services that meet their needs. They also provide small scale employment to local areas. They make little contribution to environmental measures of sustainability.

#### HC2: Local shops

**10.111** Policy HC2 performs in much the same way as Policy HC1 above, contributing to social and economic measures more positively than environmental ones.

#### HC3: The Health Campus

**10.112** Our appraisal of this policy is very positive for the social provision it makes to the health and wellbeing of the residents of Stevenage. As the largest employer in Stevenage, the protection that is afforded to the site for its continual and developing use as a health care facility contributes greatly to the economy of the town.

#### HC4: Existing health, social and community facilities

**10.113** The impacts of this policy have been assessed as being largely positive. This is because this policy contains clear criteria which must be met in order for the loss of a facility to be permitted. There could be some localised impacts if facilities are lost in the immediate vicinity. However, the provisions of SP9 include a requirement for any new facilities to ensure that overall accessibility to services is not adversely affected.

#### HC5: New health, social and community facilities

**10.114** Our appraisal recognises the positive social and economic impacts that would result from building new facilities. However, as with Policy EC7 (Employment development on unallocated sites), there is no locational guidance. This could result in the loss of greenfield sites and/or facilities in relatively unsustainable locations.

#### HC6: Existing leisure and cultural facilities

**10.115** This policy was appraised as having positive impacts against a small number of objectives in the sustainability framework. This is due to the strong presumption in favour of retention unless replacement provision is made or the redundancy of the use can be demonstrated.

#### HC7: New and refurbished leisure and cultural facilities

**10.116** The appraisal identified largely positive impacts as the policy encourages the refurbishment of existing, or provision of new facilities that will encourage healthy lifestyles. However, there were also some negative impacts as the policy makes no distinction between the merits of different types of sites.

#### HC8: Sports facilities in new developments

**10.117** Policy HC8 recognises the need for a replacement Arts and Leisure Centre within the town. The provision of such a facility has positive impacts upon a number of objectives in the sustainability appraisal. However, its development will likely take up open green space within the Borough. However, the design of the development may result in a more environmentally efficient addition to the town.

#### HC9: Former Barnwell East secondary school

**10.118** Policy HC9 Ensures the protection of this site for future educational needs. This ensures that the town can continue to provide and improve the level of education necessary to ensure that the town continues to develop and grow.

**10.119** The retention of the open space associated with the school also contributes, in a small way, to the biodiversity value of the town as a whole.

#### HC10: Redundant school sites

**10.120** The impacts of this policy were appraised as being positive. There is a strong presumption in favour of the retention of facilities. This should provide both environmental and social benefits through the retention of permeable, greenfield sites and the safeguarding of facilities used for sporting or community activities.

#### The Green Belt

#### **GB1: Green Belt**

**10.121** This policy performs very positively against the sustainability framework in terms of the environment. It protects the surrounding areas of the town and ensures that the town works, where reasonably practicable, within the constraints of its boundaries. It also makes social provision for health and wellbeing to make for a more active and healthier population.

#### **GB2: Green Belt settlements**

**10.122** This policy protects the settlements surrounding the town and their ability for small scale in-fill development. It performs positively against the environmental and social objectives of the sustainability framework.

#### Climate change, flooding and pollution

#### FP1: Climate change

**10.123** Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation to climate change. There is some uncertainty over the effect on the historic built environment as some renewable technologies may not be in keeping with the prevailing character or setting.

**10.124** However, it is considered that the specific permission required in Conservation Areas and on Listed Buildings will provide the necessary protection.

#### FP2: Flood risk in Flood Zone 1

**10.125** This policy provides a strong, criteria based approach for large scale development in areas that are not at risk from fluvial flooding but that may suffer from surface water flooding. The presumption in favour of the inclusion of SuDS in new development will help to control and prevent flood risk and manage water quality. This policy should deliver benefits against social and environmental objectives.

#### FP3: Flood risk in Flood Zone 2 and 3

**10.126** This policy provides a strong, criteria based approach that should steer development away from 'at risk' areas. By applying the sequential test, and requiring adverse impacts to be mitigated against, this policy should deliver benefits against social and environmental objectives.

#### FP4: Flood Storage Reservoirs and Functional Floodplain

**10.127** The impacts of this policy were appraised as being positive. There is a strong commitment to refuse development that may remove, reduce, sever or compromise the function of these areas.

**10.128** The policy does prevent some economic development due to some areas of land not being available for development in the town, but this is a minimal amount of land and the environmental and social benefits outweigh the economic.

#### **FP5: Contaminated land**

**10.129** This policy will contribute positively to the SA framework. The policy works to remediate contaminated land in the Borough to prevent further pollution to the surrounding area.

#### **FP6: Hazardous installations**

**10.130** Our appraisal concludes that this policy includes sufficient safeguards to prevent any adverse impacts. It includes strict controls to prevent any adverse impact on wildlife and the local environment, health and safety, water quality, contamination and air pollution.

#### **FP7:** Pollution

**10.131** We have identified that this policy will provide benefits when measured against objectives 1 and 2 of our sustainability appraisal framework as it controls pollution which may have an adverse impact on the local environment and residential amenity. We did not recognise any significant effects against the remaining sustainability objectives.

#### **FP08: Pollution Sensitive Uses**

**10.132** Our appraisal concludes that the management of noise sensitive residential development will have a beneficial impact. We did not identify any further significant effects because of the very focused nature of the policy.

#### The natural and historic environments

#### NH1: Principal open spaces

**10.133** This policy will contribute positively to the SA framework. The policy works to protect the loss of Principal Open Space designated areas in the Borough, ensuring access for all and promoting health and wellbeing within the town.

#### NH2: Wildlife Sites

**10.134** The policy identifies the wildlife sites within the boundary of the town. It goes on to make provision for their protection and enhancement through development and redevelopment in Stevenage.

#### **NH3: Green corridors**

**10.135** The appraisal of this policy gives positive environmental and social effects. It recognises the value that these corridors add to the biodiversity of the Borough as well as providing thoroughfares for access and wellbeing of the residents of the town.

#### NH4: Green links

**10.136** This policy supports the positive effects that are gained from the provision of green links in the Borough and out to the surrounding countryside. It contributes to the environmental and social objectives identified in the SA framework.

#### NH5: Trees and woodlands

**10.137** The appraisal of this policy gave some mixed results. Although this policy contains a presumption in favour of retaining existing woodland, it contains a similar criteria based approach which, if satisfied, could lead to its loss. Any loss would be permanent and irreversible. However, it is considered that the criteria provide a satisfactory basis for determining any relevant proposals.

#### NH6: General protection for open space

**10.138** The policy makes provision for the protection of open space in the Borough. Where protection cannot be afforded, compensatory provision is required elsewhere in the town. This ensures that open space is maintained for the people of Stevenage to use for leisure and recreational purposes.

#### NH7: Open space standards

**10.139** Our appraisal identifies the positive impacts of this policy. It contributes to the standard of open space in the town and its access and use by the residents. It supports the social and environmental aspects of the SA framework.

#### NH8: North Stevenage Country Park

**10.140** This policy recognises the historic value of this area of Stevenage and its place in the heritage of the town. The policy seeks to protect and enhance its use by residents of the town and neighbouring districts and thus supports the social objectives identified in the SA framework.

#### NH9: Areas of archaeological significance

**10.141** Our appraisal recognises the positive effects of this policy upon the social objectives identified in the SA framework. The policy protects the archaeologically important aspects of the town and their significance within the Borough. The policy supports the social objectives identified in the SA framework through the protection of these features and any new discoveries that may be made through development and redevelopment in the town.

#### NH10: Conservation areas

**10.142** Policy NH10 makes provision for the protection and conservation of these 7 areas in the Borough. This supports the social aspect of the SA framework and contributes to the character of the town and the residents identification with place.



# 11 . Monitoring the Significant Effects of Implementing the Local Plan

The Stevenage Borough Local Plan Sustainability Appraisal

## **11 Monitoring the Significant Effects of Implementing the Local Plan**

## Stage E: Post adoption reporting and monitoring

**11.1** Monitoring the implementation of the plan is a key element of a SA as it allows for the success (or otherwise) of the plan to be measured and, where appropriate, identifies where remedial measures or alterations to policies may be required.

**11.2** The SA Scoping Report identified a significant number of baseline indicators which will be used to measure the implementation of the Local Plan.

**11.3** As the Local Plan 'oversees' all development that will happen in the Borough, <u>all</u> indicators and targets identified in the Scoping Report (as amended) are relevant to its implementation. We will continue to regularly update this baseline information to make sure that our plans are having the expected and desired effects.

**11.4** Notwithstanding this point, Section 7 identified 36 indicators that are considered to be particularly important, or of particular relevance, to the Local Plan. We will pay special attention to these indicators when updating the baseline. The table on the following pages sets out these indicators and relates them to relevant SA objectives and Local Plan policies. It also explains any targets or trends we would expect to see if the policies in the Local Plan are correctly and successfully implemented.

**11.5** Data from these indicators will be used to inform any future revision of the policies in the Local Plan and the accompanying SA. Where results are recorded that consistently demonstrate that the plan is not having the desired social, economic or environmental effects, an early revision of the plan will be considered.

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Table 18

Sustainability Objective	Indicator(s)	Relevant to Policy	Target/Trend
1 - To protect and enhance biodiversity in all areas and maintain and restore the	Number and extent of Wildlife Sites	SP2 - Sustainable Development in Stevenage	Maintain or increase the number and extent of wildlife sites;
ruir range or napitats and species to viable levels.	Implementation of BAP Actions	SP3 - A Strong, Competitive Economy	Manage greenfield development;
	Area of important habitats	SP7 - High Quality Homes	No loss of designated sites or land to development
	Priority species for Stevenage	SP12 - Green Lock SP12 - Green Infrastructure and the Natural Environment	
	Number of ancient lanes and hedgerows	EC01: Employment Development on Unallocated Sites	
	Area of land in Green Belt	HO1: Housing Allocations	
		HO2: Stevenage West	
	Green Links	HO3: North of Stevenageh	
		HO4: South East of Stevenage	
		HO5: Windfall Sites	
		GB1: Green Belt	
		NH1: Principal Open Spaces	
		NH2: Wildlife Sites	
		NH3: Green Corridors	
		NH4: Green Links	
		NH5: Trees and Woodland	

The Stevenage Borough Local Plan Sustainability Appraisal

105

		NH6: General Protection for Open Space	
		NH8: North Stevenage Country Park	
2 - To protect and enhance human health & wellbeing, meeting the needs	Population profile	SP2 - Sustainable Development in Stevenage	To provide open space in accordance with identified standards;
or existing residents and encourage local population growth.	Life expectancy rates	SP6 - Sustainable Transport	Maintain or increase life expectancy;
	Identification of areas of health concern	- SP7 - High Quality Homes SP9 - Healthy Communities	Reduction in measures of areas of health concern for Stevenage
	Access to services	SP12 - Green Infrastructure and the Natural Environment	
	Quantity of public open space	IT3: Infrastructure	
	Recreational facilities	IT6: Sustainable Transport IT7: New and Improved inks for	
	Crime rates	HO10: Sheltered and Supported Housing	
		HO11: Accessible and adaptable Housing	
		HO12: Gypsy and Traveller Provision	
		HC1: District, Local and Neighbourhood Centres	
		HC2: Local Shops	
		HC3: The Health Campus	

Sustainability Objective	Indicator(s)	Relevant to Policy	Target/Trend
		HC4: Existing Health, Social and Community Facilities	
		HC5: New Health, Social and Community Facilities	
		HC6: Existing Leisure and Cultural Facilities	
		HC7: New and Refurbished Leisure and Cultural Facilities	
		HC8: Sports Facilities in New Developments	
		NH1: Principal Open Spaces	
3 - To protect and enhance water quality, encourage water conservation and	Average household water use per capita	SP2: Sustainable Development in Stevenage	Halt decline and improve water quality;
reauce 11000 risk.	Health of groundwater resources	SP5: Infrastructure	To grant no permissions contrary to
	Chemicals present in the water systems	SP8: Good Design	Environment Agency advice; No increase in area at risk from
	Applications implementing water conservation techniques	SP11: Climate Change, Flooding and Pollution	flooding; For all new development to
	Environment Agency advice on applications	FP1: Climate change FP2: Flood risk in Flood Zone 1	incorporate SuDS
	Number of flood storage reservoirs	FP3: Flood risk in Flood Zone 2 and 3	
		FP4: Flood Storage Reservoirs and Functional Floodplain	

Sustainability Objective	Indicator(s)	Relevant to Policy	Target/Trend
4 -To reduce land contamination and safeguard soil quality.	Housing completions on previously developed land (PDL)	SP2 - Sustainable Development in Stevenage	To maximise the proportion of development that takes place on PDL
		SP7 - High Quality Homes	
		SP10 - Green Belt	
		SP11 - Climate Change, Flooding and Pollution	
		SP12 - Green Infrastructure and the Natural Environment	
		FP5: Contaminated land	
		FP6: Hazardous Installations	
5 - To minimise waste and increase recycling.	Household waste sent for reuse, recycling or composting	SP2: Sustainable Development in Stevenage	To make the town more sustainable
	Residual household waste per household per kg/household		
	Collected household waste per person		
6 - To maximise the quality of environmental conditions by limiting	Number of Air Quality Management Areas (AQMAs)	SP2: Sustainable Development in Stevenage	For no AQMAs to be designated in the Borough
greenhouse gas and carbon emissions and maximising the potential for	Annual mean Nitrogen and Particulate levels	SP11: Climate Change, Flooding and Pollution	
renewable energy production.	Employment emissions	FP1: Climate change	
	CO2 emissions per capita	FP6: Hazardous installations	
	Energy use	FP7: Pollution	
	Energy consumption		

Sustainability Objective	Indicator(s)	Relevant to Policy	Target/Trend
	% of energy from renewable sources		
	Renewable energy		
	Transport share of greenhouse emissions		
<u>.</u>	Kyoto reduction targets of CO2 emissions		
	Climate averages		
	Noise complaints		
7 - To preserve and enhance heritage assets designated for their archaeological, architectural, artistic	Number and area of conservation areas	SP2: Sustainable Development in Stevenage	To maintain or increase the number of Conservation Areas;
and/or historic interest and protect their - settings.	Number of Listed Buildings	- SP4: A Vital Town Centre SP8: Good Design	For no listed buildings or SAMs to be destroyed or at risk
	Number of Scheduled Ancient Monuments (SAMs)	SP12: Green Infrastructure and the Natural Environment	
	Number of heritage assets 'at risk'	NH8: North Stevenage Country Park	
		NH9: Areas of archaeological significance	
		NH10: Conservation areas	
8 - To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and	Number of Code for Sustainable Homes Assessments	SP2 - Sustainable Development in Stevenage	For the majority of developments to be assessed as good or very good
distinctiveness of the local character and landscape.	Number of BREEAM assessments	- SP3 - A Strong, Competitive Economy SP4 - A Vital Town Centre	
	Area of land in Green Belt	SP8 - Good Design	

Sustainability Objective	Indicator(s)	Relevant to Policy	Target/Trend
		SP12 - Green Infrastructure and the Natural Environment	
		HO8: Affordable Housing, Mix and Design	
		GD1: High Quality Design	
		GB2: Green Belt settlements	
9 - To improve access to all services, taking into consideration inequalities	Population profile	SP2 - Sustainable Development in Stevenage	To improve the ranking of Super Output Areas within the index
relating to age,gender, disability, race and faith.	Access to services	SP4 - A Vital Town Centre	
	Quantity of public open space	- SP5 - Infrastructure	
		SP7 - High Quality Homes	
	Number of recreational facilities	SP9 - Healthy Communities	
	Number of community services	HC10: Redundant School Sites	
		NH6: General protection for open spaces	
		NH7: Open space standards	
		NH8: North Stevenage Country Park	
10 - To address the causes of deprivation and ensure everyone has	% of children living in low-income households	SP2: Sustainable Development in Stevenage	No significant decrease in the affordability of housing;
affordable housing.	Index of Multiple Deprivation ratings	SP5: Infrastructure	To meet the targets set out in the
	Housing affordability (income and price)	SP7: High Quality Homes	Local Plan for the provision of affordable housing;

Sustainability Objective	Indicator(s)	Relevant to Policy	Target/Trend
	Affordable housing supply	SP10: Green Belt	To achieve a modest increase in the
	Housing trajectory	HO7: Affordable housing targets	proportion of normes in the ingriest Council Tax bands
	Right-to-buy sales	HO8: Affordable housing tenure, mix	
	Number of authorised gypsy and traveller sites	and design HO9: House types and sizes	
	Number of permitted gypsy and traveller sites	HO10: Sheltered and supported housing	
	Housing density	HO11: Accessible and adaptable	
	Affordable housing completions	housing	
	Types of homes available	HO12: Gypsy and traveller provision	
	Council tax bands	HO13: Gypsy and traveller provision	
	Number of aspirational homes	on unallocated sites	
11 - To reduce the need to travel and increase the use of sustainable methods	Mode of travel to work	SP2: Sustainable Development in Stevenage	To maintain or increase the proportion of journeys to work by
oi transportation.	Distance travelled to work	SP3: A Strong, Competitive Economy	sustainable modes, To reduce the proportion of longer
	Number of employees in-commuting to Stevenage	SP4: A Vital Town Centre SP6: Sustainable Transport	journeys
	Green Travel Plan production	SP7: High Quality Homes	
	Access to buses	SP12: Green Infrastructure and the Natural Environment	
		IT6: Sustainable transport	
		IT7: New and improved links for pedestrians and cyclists	

Sustainability Objective	Indicator(s)	Relevant to Policy	Target/Trend
12 - To improve access to skills, knowledge and education to ensure that people can gain access to appropriate	% of pupils achieving 5 or more GCSE passes at grades A to C	SP2: Sustainable Development in Stevenage	To increase the % of pupils achieving this standard
and satisfying work.	Number of NVQ qualifications	SP5: Infrastructure SP5: Infrastructure	
		SP7: High Quality Homes	
		HC9: Former Barnwell East secondary school	
		HC10: Redundant school sites	
13 - To support and grow the local economy, increase investment in people,	Number and total of s.106 obligations	SP2: Sustainable Development in Stevenage	To increase the proportion of the working age population with NVQ3
equipment, employment, initiastructure and other assets ensuring that economic	Net retail, employment and leisure	SP3: A Strong, Competitive Economy	or nigner qualification; To increase the amount of land
and viable.		SP4: A Vital Town Centre	allocated for employment use
	Number of jobs and vacancies	EC1: Allocated sites for employment development	
	Employment rate	EC2: Gunnels Wood employment are and edge-of-centre zone	
	Unemployment rate	EC3: Gunnels Wood industrial zones	
	Survival of new businesses	EC4: Remainder of Gunnels Wood	
	Employment land supply	EC6: Pin Green employment area EC7: Employment development on	
	Employment land take-up	TC2: Southgate Park MOA	

Sustainability Objective	Indicator(s)	Relevant to Policy	Target/Trend
	Floorspace of retail units	TC3: Centre West MOA	
	Proportion of long term unemployed	TC4: Station Gateway MOA	
		TC5: Central Core MOA	
	Claimant count	TC6: Northgate MOA	
	Averare weekly earninge	TC7: Marshgate MOA	
		TC8: Town Centre shopping area	
	Type of jobs available	TC9: High Street shopping area	
		TC11: New convenience retail provision	
		TC1: New comparison retail provision	
		TC13: Retail impact assessment	
This table is not meant to be exhaustive. than those listed above. Those policies v	Some indicators are relevant to more which are considered most relevant to t	This table is not meant to be exhaustive. Some indicators are relevant to more than one sustainability objective. Objectives may be affected by more policies than those listed above. Those policies which are considered most relevant to the objective have been identified. Appendix 2 contains the full assessment of	es may be affected by more policies dix 2 contains the full assessment of
all policies against all objectives.			



# i . Appendix 1. The Sustainability Matrix and Matrix Tables

The Stevenage Borough Local Plan Sustainability Appraisal

## 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 9.



# ii . The Matrix Tables - Sustainability Issues and Assessment of Options

The Stevenage Borough Local Plan Sustainability Appraisal

## ii The Matrix Tables - Sustainability Issues and Assessment of Options

## Issue 4 - NPPF Model Policy

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - In	clude the	e 'model	policy's	suggeste	ed by the	e Plannir	ng Inspe	ctorate.					
Short	+	+/-	+	+	+	+	+	+	+	+/-	+	+/-	+/-
Medium	+	+/-	+	+	+	+	+	+	+	+/-	+	+/-	+/-
Long	+	+/-	+	+	+	+	+	+	+	+/-	+	+/-	+/-
Commentary													<u>.</u>
Overall it is re that by restric terms of deliv	ting dev	elopmer	nt, based	on harr	n to the	local en	vironme	ntal cond					
Mitigation me	asures												
To ensure that	at policy	does no	t restrict	the pote	ential for	allocate	d and po	otential s	sites in th	ne Deve	lopment	Plan.	
Option B - In	clude a	locally-s	pecific v	ersion o	f the mo	del polic	y sugge	sted by	the Plan	ning Ins	pectorat	e.	
Short	+	+	+	+	+	+	+	+	+	+	+	+	+
Medium	+	+	+	+	+	+	+	+	+	+	+	+	+
Long	+	+	+	+	+	+	+	+	+	+	+	+	+
Commentary													
This option pe ensuring that											low for l	ocal vari	ations
Mitigation me	asures												
None identifie	ed.												
Option C - D	o not inc	lude a n	nodel po	licy abo	ut the NF	PPF.							
Short	+	+	+	+	+	+	+	+	+	+	+	+	+
Medium	+	+	+	+	+	+	+	+	+	+	+	+	+
Long	+	+	+	+	+	+	+	+	+	+	+	+	+
Commentary		1											
This option pe makes adjust by restrictive	ments to	allow fo											
Mitigation me	asures												
None identifie	ed.												

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - F	Prioritise j	obs ove	r home a	and / or s	seek hig	her level	ls of self	contain	ment.				
Short	+		0	0	0	+	0	0	++		++	++	++
Medium	+		0	0	0	+	0	0	++		++	++	++
Long	+		0	0	0	+	0	0	++		++	++	++
Commentary	/												
the 'type' of j effect of high Seeking high emissions (C option will de will reduce th The prioritisa significant ac Mitigation me Ensure that a centre develo	ner levels Dejective Pliver posi- ne need fination of jo dverse efficients easures	of in- ar of self c 6), and in itive outo or major bs over fects for	nd out-co containm ncrease comes fo urban e homes v Objectiv	ommutin access or biodive expansio will reduc ves 2 & 1	g. (See   reduce ti to servic ersity as n. ce local   10. rreate de	Issue re: he need es (Obje higher c	: Skills). to travel ective 9). concentra	I (Object It is also ations of th and th	ive 11), o conside develop e numbe	therefore ered, to a oment in er of hor	e reduci a lesser the exis nes buil	ng vehic extent, t sting urb t. This ha	ular hat this an area as
Option B - S	Seek a rea	asonable	e balanc	e betwe	en new l	homes a	nd jobs.						
Short	0	+	0	0	0	+	0	0	+	+	+	+	+
Medium	0	+	0	0	0	+	0	0	+	+	+	+	+
Long	0	+	0	0	0	+	0	0	+	+	+	+	+
Commentary	/												
It is recognis between hor acknowledge	nes and j ed that this	obs prov s balanc	/ide posi e will red	itive ben uce the j	efits whe positive l	ere effec benefits f	ts have to homes	been ide s and err	entified a ploymer	against C nt as this	Dptions /	A & C. It	is
with alternati	ve option	-,	· · · · <b>,</b>				•						
with alternation me	-	-,	,										
	easures												
Mitigation me	easures ed.				d / or se			of self co	ntainme	nt			
Mitigation mo	easures ed.				d / or se			of self co 0	ntainme	nt. ++			
Mitigation me None identifi Option C - F	easures ed.	new hom	nes over	jobs and	1		levels o	1					

	Sustainability Objectives
Commentary	
employment a levels of self o as additional and could lea However, it is	options, Option C performs the least well. The prioritisation of homes over jobs performs poorly in terms of and the local economy (Objectives 12 &13). It is also recognised that, coupled with a potential for lower containment, this option may place additional pressures on Green Belt land(especially over the longer term land allocations are sought) which has adverse effects for Objective 1. This will increase the need to travel d to further distances of travel for local services, adversely impacting Objectives 6, 9 and 11. recognised that this option will provide housing for existing and future residents (Objective 2) and improve ation (Objective 10) where growth of affordable homes is delivered.
Mitigation me	asures

Ensure that a focus on the economy does not create deficiencies in other sectors such as employment, retail, neighbourhood centre development and/or regeneration schemes.

### Issue 6 - Skills

Option A - Allow Short Medium Long Commentary It is recognised their not support their 11) and increase If local employers These impacts correstricted from ac	0 0 0 chat this well-be travel of rs utilise	- - option sing or emission	0 0 0 n will not meet th ons (Ob	0 0 0 : provide eir need jective 6	0 0 0 jobs wh s (Object	- - -	7 are prov 0 0 0	8 ided. 0 0 0	9 0 0 0	10 0 0	- -	- -	13 ++ ++
Short Medium Long Commentary It is recognised their not support their 11) and increase If local employers These impacts correstricted from ac	0 0 0 chat this well-be travel of rs utilise	- - option sing or emission	0 0 0 n will not meet th ons (Ob	0 0 0 : provide eir need jective 6	0 0 0 jobs wh s (Object	- - -	0	0	0	0	-	-	
Medium Long Commentary It is recognised th not support their 11) and increase If local employers These impacts cor restricted from ac	0 0 chat this well-be travel of rs utilise	- option sing or emission	0 0 n will not meet th ons (Ob	0 0 : provide eir need jective 6	0 0 jobs wł s (Objec	- - nich nece	0	0	0	0	-	-	
Long Commentary It is recognised th not support their 11) and increase If local employers These impacts cor restricted from ac	0 that this well-be travel e rs utilise	- option eing or emissio	0 n will not meet th ons (Ob	0 provide eir need jective 6	0 jobs wh	hich nece					-	-	++
Commentary It is recognised their not support their 11) and increase If local employers These impacts correstricted from ac	hat this well-be travel e s utilise	option eing or emission eworke	n will not meet th ons (Ob	provide eir need jective 6	jobs wł	hich nece	0	0	0	0	İ		
It is recognised the not support their 11) and increase If local employers These impacts correstricted from ac	well-be travel e s utilise	eing or emissio worke	meet th ons (Ob	eir need jective 6	s (Objec					Ŭ		-	++
not support their 11) and increase If local employers These impacts co restricted from ac	well-be travel e s utilise	eing or emissio worke	meet th ons (Ob	eir need jective 6	s (Objec								
However, the imp in high levels of t	technica	o highl the loc	y skilled cal econ	ecline ~ i areas c omy cou	increasii of employ Ild have	ng negal yment (C significa	tive effec Objective ant positi	cts over e 12). ve effect	he long	er term a	as local	resident	
Mitigation measu													
Provide a wider r	-	-											
Option B - Focus		ghly sk				ľ	0	0	0	0			
	0	-	0	0	0	-	0	0	0	0	-	-	++
	0	-	0	0	0	-	0	0	0	0	-	-	++
Long Commentary	0	-	0	0	0	-	0	0	0	0		-	++
It is recognised the not support their 11) and increase If local employers These impacts co restricted from ac However, the imp in high levels of t	e travel e e travel e rs utilise could cat ccess to pact on	eing or emission worke use cy o highl the loc	meet th ons (Ob ers from rclical de y skilled cal econ	eir need jective 6 other ar ecline ~ i areas c omy cou	s (Objec ) as res eas this increasii f emplo	ctive 2). idents lo could re ng negat yment (0 significa	This opt ook to oth educe ac tive effec Objective ant positi	ion woul ner areas ccess to cts over t e 12). ve effect	d increa s for wor skills thr the longe	se the n k. ough the er term a	eed to tr e workpl as local	ravel (Ot ace. residents	ojectiv s are
Mitigation measu	ures												
	range o	f jobs.											

	Sustainability Objectives													
Short	0	++	0	0	0	0	0	0	0	0	0	+	+/-	
Medium	0	++	0	0	0	0	0	0	0	0	0	++	+/-	
Long	0	++	0	0	0	0	0	0	0	0	0	++	+/-	
Commentary					1		1		1	1		1		
This option pr employment of providing an a support the lo more technica	opportur appropria ocal ecor	nities for ate range nomy (O	local pe e of jobs bjective	ople will for loca 13). Hov	encoura I resider vever, it	age acce nts (Obje is also r	ess to ski ective 2), ecognise	ills throu , this opt ed that tl	gh work ion will e his optio	olace tra encouraç n might	ining (O ge self c	bjective ontainme	11). By ent and	
Mitigation me	asures													
None identifie	ed.													

## Issue 7 - The Town Centre, the Old Town and the Retail Warehouses

					S	Sustaina	ability O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - A													
with larger ur and car parks		ecially in	places l	ike Park	Place a	ind the a	irea of th	ie dus sta	ation) ar	na impro	ve the s	nopping	stree
Short	0	+	0	+	0	+	+	++	+	0	++	+	++
Medium	0	++	0	+	0	+	+	++	+	0	++	+	++
Long	0	++	0	+	0	+	+	++	+	0	++	+	++
Commentary													
This option p	erforms	well aga	inst all o	bjective	s where	an effec	t has be	en identi	fied.				
The developr 4). nvestment ir relevant lister t is recognise Masterplan, 2 Overall, it is c enabling a fo further emplo	the town d structured that so 2010) and considered cus of ac	n centre res, whic ections o d further ed that th ctivity wit	would in ch could of the to develop nis optio thin the l	nprove ti be man wn centr oment at n provid highly ad	he histor aged an re fail to this loca es great ccessible	ric setting d protect perform ation wo er oppor e town co	g of the t ted throu well in u uld provi	own squ ugh natio irban des ide an op for existi	are consonal legi sign terri oportunit	servatior slation. ns (Stev ty to enh	n area (C enage T iance thi sidents (	)bjective own Cer s (Objectiv	7) an htre tive 8 e 2) b
Mitigation me	easures												
None identifie	ed.												
	plit the p	redicted	new co	mpariso	n floorsp	ace bet	ween the	e town ce	entre, th	e Old To	wn High	Street a	
					·						1		and th
retail wareho	uses.	+	0	+	0	+/-	+	+	+/-	0	+/-	+	and th
retail wareho Short		++++	0	++	0	+/-	++	+++	+/-	0	+/-	+	
retail wareho Short Medium	0		-							-			++
retail wareho Short Medium Long	0 0 0	+	0	+	0	+/-	+	+	+/-	0	+/-	+	++
Option B - S retail wareho Short Medium Long Commentary This option p However, it is are less acce (Objective 6)	0 0 0 erforms v s recognis	+ + well aga sed that / public t	0 0 inst mos this will i transpor	+ + st objecti increase t (Objec	0 0 ves whe the nee tive 11).	+/- +/- ere an ef	+ + fect has el, in par	+ + been ide	+/- +/- entified. h the pro	0 0 omotion	+/- +/-	+ + tail parks	++ ++ ++

Investment in these areas would improve the historic setting of the town square and Old Town High Street conservation areas (Objective 7) and relevant listed structures, which could be managed and protected through national legislation.

It is recognised that sections of the town centre fail to perform well in urban design terms (Stevenage Town Centre Masterplan, 2010) and further development at this location would provide an opportunity to enhance this (Objective 8), albeit to a limited degree than Option A as fewer improvements would be enabled by this option.

Overall, it is considered that this option provides opportunities for existing and future residents (Objective 2) and provides services at well established centres. This will support the local economy and provide further employment opportunities (Objectives 11 & 12).

Mitigation measures

Ensure that the Exception Test is met.

Require sustainable transport measures to be in place prior to development.

Direct applicants towards more original urban design strategies that more closely reflect the principles of New Town design.

**Option C** - Allocate all of the predicted new comparison floorspace to the retail warehouses, either through allowing new units to be built or existing units to be extended.

Short	0	+	 +	0	-	0	-		0	-	+	++
Medium	0	+	 +	0		0	-	-	0	-	+	++
Long	0	+	 +	0		0	-	0	0	-	+	++

Commentary

This option performs well in terms of providing for residents needs and opportunities for employment (Objectives 2 & 12), reducing land contamination by directing growth to brownfield sites (Objective 4) and encouraging growth in the local economy (Objective 13).

However, by concentrating retail development in the retail parks this option increases the need to travel (Objective 11) by car which would increase emissions and air pollution (Objective 6). This option also limits access for less affluent groups in the short to medium term due to the limited access by sustainable transport (Objective 9). However, it is recognised that access could improve over time, given demand for new services.

Development at the retail parks does not typically offer a style of development distinctive to Stevenage. The retail parks are large warehouse units common nationally. This option would therefore not reflect local character (Objective 8).

It is also acknowledged that significant sections of some of our retail parks are included within Flood Zones 2 & 3 (Objective 3). This restricts the types of development at several locations and would require the Exception Test to be applied.

Overall, it is considered that this option performs poorly in terms of sustainability.

Mitigation measures

Ensure that the Exception Test is met.

Require sustainable transport measures to be in place prior to development.

	Sustainability Objectives
Direct applica design.	nts towards more original urban design strategies that more closely reflect the principles of New Town

## Issue 8 - Development Viability

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - P	rioritise t	he colle	ction of o	contribut	ions tow	ards loc	al infras	tructure	(CIL).				
Short	0	++	+/-	0	-	-	0	0	0	+/-	0	++	++
Medium	0	++	+/-	0	-	-	0	0	0	+/-	0	++	++
Long	0	++	+/-	0	-	-	0	0	0	+/-	0	++	++
Commentary													
This option w performs very access to skil It is also reco CIL, could lim option has the It is acknowle housing (Obje in terms of co by allowing m Mitigation me Provide more Option B - P	y well aga ls (Obje- gnised the it the de potenti adged the ective 10 notributio nore mar asures	ainst Obj ctives 2 hat this c eliverabili jal to hav at this op ). Greate ins towar ket hom ble home	ectives 2 & 12). option co ity of end ve both p otion cou er contrib rds affor es to be es and e	12 & 13. buld provergy sav positive a uld have butions to dable ho provide ncourag	This wou ride solu ings fun- and nega both pos bowards lo busing. H d. e energy	uld impro tions to a ctions in ative effe sitive an ocal infra lowever, y saving	areas of new bui ects on fi d negati structure	being, er local flo ild home lood risk ve effect e might a ght also	od risk a s (Object (Object s relatin	e popula lthough ctives 5 ive 3). g to the at could	tion grov contribu & 6). The provisio reasona	vth and in itions tow erefore, n of affo bly be ex	nprove vards a this rdable spected
-		1		ľ			0						
Short	0	+/-	0	0	-	-	0	0	0	++	-	-	-
Medium	0	+/-	0	0	-	-	0	0	0	++	-	-	-
Long Commentary	0	17-	0	0	-	-	0	0	0			_	-
This option we 2 & 10. Howe saving initiativ Mitigation me	ever, it is ves so th asures	noted th	at this o I perforn	ption wo	ould fail t against	to delive all other	r suppor objectiv	ting infra es wher	astructur	e, local :	services	and ene	
Provide supp	-						ymniailv						
Option C - Pr		ne susta		or new l	+	5. +	0	0	0		0		
Medium	0	+/-	+	0	+	+	0	0	0	-	0	_	_
Long	0	+/-	+	0	+	+	0	0	0	-	0	-	_
Commentary	0	.,-			'	'	0		0	_	0		_
Commentally													

This option would prioritise sustainability. Whilst this performs well in terms of energy saving initiatives (Objectives 3, 5 & 6) this could be at the expense of affordable homes and supporting infrastructure (Objectives 10, 12 & 13. Whilst higher standards for new buildings improves human health and well-being it is also noted that less affordable homes do not meet the needs of existing residents so this option could perform both negatively and positively against Objective 2.

#### Mitigation measures

Provide supporting infrastructure and more affordable homes.

## Issue 9 - Borough Housing Target

					5	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - N	Maintain tł	he Gree	n Belt (5	,300 hoi	mes)	•	-		1	1	•		
Short	+	-	?	0	0	0	++	0	-	-	-	-	-
Medium	+ / -		?	0	0	0	++	0	-	-	-	-	-
_ong	+/-		?	0	0	0	++	0	-	-	-	-	-
Commentar	y		<u> </u>										
provides em terms of this This option v of the Borou would not re	objective would hav gh bound	e a posi ary. This	tive effe s would a for deve	ct on bic also mea elopment	odiversit an that la t. This p	y (Objec and to th erforms	tive 1) a le north very pos	s it does of the to sitively a	not incl wn, desi gainst O	ude gree gnated f bjective	enfield s for it's he 7.	ites at th eritage ir	e ede nteres
Objective 3 determined t nousing nee to decent, af	) in line withrough of d outstrip: ffordable h	ith curre ther issu s this su nousing	nt guide les and lpply opt (Objecti	lines on policy. N ion (SHI ves 9 an	the Coo lew hous MA, 201 Id 10).	le for Su sing imp 3) and th	stainabl roves ac nis optio	e Homes cess to n would	s and Su services fail to er	IDS initia althoug sure tha	atives bu h it is do at everyo	ut this wi ocument one has	ll be ed th acce
(Objective 3 determined thousing nee to decent, at It is recognis	) in line withrough of d outstrip ffordable h sed that th easures	ith curre ther issu s this su nousing is option	nt guide les and lpply opt (Objecti l would r	lines on policy. N ion (SHI ves 9 an not provid	the Cod ew hous MA, 201 Id 10). de signif	de for Su sing imp 3) and th ficant op	stainabl roves ac nis optio portuniti	e Homes cess to n would es for en	s and Su services fail to er	DS initia althoug nsure tha nt or sup	atives bu h it is do at everyo	ut this wi ocument one has	ll be ed th acce
It is consider (Objective 3 determined 1 housing nee to decent, at It is recognis Mitigation m To ensure th This option N need to be n Increase sus Option B - E	) in line withrough of through of d outstrip fordable h sed that th easures nat all avait would requiritigated. stainable t	ith curre ther issu s this su nousing is option ilable bro uire import	nt guide les and lpply opt (Objecti n would r ownfield rovemer t connec	lines on policy. N ion (SHI ves 9 an not provid land op nts to the	the Coc lew hous MA, 201 id 10). de signif tions are e A1(M)	te for Su sing imp 3) and th ficant op e allocate and the	stainabl roves ac nis optio portuniti ed befor potentia	e Homes cess to n would es for en e greenf	s and Su services fail to er nployme	DS initia althoug sure tha nt or sup	atives bu h it is do at everyo	ut this wi ocument one has local ec	II be ed tha access
(Objective 3 determined 1 housing nee to decent, af lt is recognis Mitigation m To ensure th This option w need to be n Increase sus Option B - F	) in line withrough of through of d outstrip fordable h sed that th easures nat all avait would requiritigated. stainable t	ith curre ther issu s this su nousing is option ilable bro uire import	nt guide les and lpply opt (Objecti n would r ownfield rovemer t connec	lines on policy. N ion (SHI ves 9 an not provid land op nts to the	the Coc lew hous MA, 201 id 10). de signif tions are e A1(M)	te for Su sing imp 3) and th ficant op e allocate and the	stainabl roves ac nis optio portuniti ed befor potentia	e Homes cess to n would es for en e greenf	s and Su services fail to er nployme	DS initia althoug sure tha nt or sup	atives bu h it is do at everyo	ut this wi ocument one has local ec	II be ed that accest conom
(Objective 3 determined thousing nee to decent, af lt is recognis Mitigation m To ensure th This option w need to be n Increase sus Option B - E Short	) in line withrough of through of d outstrip fordable h sed that th easures nat all avait would requiritigated. stainable t	ith curre ther issu s this su nousing is option ilable bro uire import	nt guide les and lpply opt (Objecti n would r ownfield rovemer t connec (5,300)	lines on policy. N ion (SHI ves 9 an not provid land op nts to the ctions int	the Coc lew hous MA, 201 id 10). de signif tions are e A1(M) to the su	de for Su sing imp 3) and th ficant op e allocate and the ib-regior	stainabl roves ac nis optio portuniti ed befor potentia	e Homes ccess to n would es for en e greenf I negativ	s and Su services fail to er nployme rield sites re enviro	DS initia althoug sure tha nt or sup	atives bu h it is do at everyo oport the	ut this wi ocument one has local ec	II be ed that accest conom
(Objective 3 determined 1 housing nee to decent, at It is recognis Mitigation m To ensure th This option v need to be n Increase sus	) in line withrough of through of through of the doutstrip: fordable has that the easures hat all avain would requiritigated.	ith curre ther issu s this su nousing is option ilable bro uire impl transpor	nt guide les and pply opt (Objecti n would r ownfield rovemer t connec (5,300)	lines on policy. N ion (SHI ves 9 an not provid land op nts to the ctions int	the Coc ew hous MA, 201 ad 10). de signif tions are e A1(M) to the su	te for Su sing impl 3) and th ficant op e allocate and the ib-regior	stainabl roves ac nis optio portuniti ed befor potentia n.	e Homes ccess to n would es for en e greenf I negativ	s and Su services fail to er nployme field sites re enviro	DS initia althoug sure tha nt or sup	atives bu h it is do at everyo oport the	ut this wi ocument one has local ec	II be ed that accest conom

forms of housing but particularly affordable homes, or encourage future population growth (Objective 2). This is based upon the findings of the SHMA, 2013. It is clear that this option would not reduce the need to travel (Objective 11) as we would not be delivering enough housing for people travelling into the borough from other areas (2001 Census data

- 46% of local workforce commute into Stevenage for work, approx 19,000 persons) but it is clear that Stevenage provides employment opportunities for the sub-region so mitigation will be possible to make this option acceptable in terms of this objective.

This option will have a negative effect on biodiversity (Objective 1) as the final site selection will need to include greenfield sites. This might put land to the north of the town, designated for it's heritage interest, at risk. This would then perform poorly against Objective 7.

It is considered that all options to develop land for housing might provide an opportunity to encourage water conservation (Objective 3) in line with current guidelines on the Code for Sustainable Homes and SuDS initiatives but this will be determined through other issues and policy. New housing improves access to services although it is documented that housing need outstrips this supply option (SHMA, 2013) and this option would fail to ensure that everyone has access to decent, affordable housing (Objectives 9 and 10).

It is recognised that this option would not provide significant opportunities for employment or support the local economy.

#### Mitigation measures

To ensure that all available brownfield land options are allocated before greenfield sites and that the large greenfield sites necessary to deliver this total are designed to minimise their effect on the existing town. It is recognised that positive biodiversity measures can be introduced into a site design to mitigate their negative effects.

This option would require improvements to the A1(M) and the potential negative environmental effects of this would need to be mitigated.

Increase sustainable transport connections into the sub-region.

Potential for compensatory Green Belt provision.

A need to ensure that the impact on heritage assets is duly considered.

#### **Option C** - Population-led (6,600)

Short       -       +       ?       0       0       0        0       +       +       +/-       +       +         Medium        +       ?       0       0       0        0       ++       +       +/-       +       +         Long        +       ?       0       0       0        0       ++       +       +/-       +       +		-			 							
	Short	-	+	?	0	0	 0	+	+	+/-	+	+
Long + ? 0 0 0 0 ++ + +/- + +	Medium		+	?	0	0	 0	++	+	+/-	+	+
	Long		+	?	0	0	 0	++	+	+/-	+	+

Commentary

It is considered that this option provides a housing target which would meet the needs of existing and future residents (Objective 2), based upon the findings of the SHMA, 2013, but would provide a greater number of homes than Options A and B. Based on local need this option would reduce the need to travel (Objective 11) although we would not be delivering enough housing for people travelling into the borough from other areas (2001 Census data - 46% of local workforce commute into Stevenage for work, approx 19,000 persons) but it is clear that Stevenage provides employment opportunities for the sub-region so mitigation will be possible to make this option acceptable in terms of this objective.

This option will have a negative effect on biodiversity (Objective 1) as the final site selection will need to include greenfield sites. This might put land to the north of the town, designated for it's heritage interest, at risk. This would then perform poorly against Objective 7.

It is considered that all options to develop land for housing might provide an opportunity to encourage water conservation (Objective 3) in line with current guidelines on the Code for Sustainable Homes and SuDS initiatives but this will be determined through other issues and policy. New housing improves access to services although it is documented that housing need outstrips this supply option (SHMA, 2013) and this option would fail to ensure that everyone has access to decent, affordable housing (Objectives 9 and 10).

It is recognised that this option would support the local economy (Objectives 12 and 13).

#### Mitigation measures

To ensure that all available brownfield land options are allocated before greenfield sites and that the large greenfield sites necessary to deliver this total are designed to minimise their effect on the existing town. It is recognised that positive biodiversity measures can be introduced into a site design to mitigate their negative effects. This option would require improvements to the A1(M) and the potential negative environmental effects of this would need to be mitigated.

Increase sustainable transport connections into the sub-region.

Potential for compensatory Green Belt provision.

A need to ensure that the impact on heritage assets is duly considered.

Further optic	<b>on i</b> - 1,0	00 home	es										
Short	+	-	?	0	0	0	++	0	-	-	-	0	-
Medium	+		?	0	0	0	++	0	-	-	-	0	-
Long	+		?	0	0	0	++	0	-	-	-	0	-

Commentary

It is considered that this option provides a housing target which would not meet the needs of existing residents, for all forms of housing but particularly affordable homes, or encourage future population growth (Objective 2). This is based upon the findings of the SHMA, 2013. It is clear that this option would not reduce the need to travel (Objective 11) as we would not be delivering enough housing for people travelling into the borough from other areas (2001 Census data - 46% of local workforce commute into Stevenage for work, approx 19,000 persons) but it is clear that Stevenage provides employment opportunities for the sub-region so mitigation will be possible to make this option acceptable in terms of this objective. It is also noted that our evidence shows that the A1(M) is already over capacity during peak hours<sup>(8)</sup>.

It is clear that this option would have a positive effect on biodiversity (Objective 1) as sufficient sites could be identified on previously developed land (SLAA, 2013) whilst greenfield sites would not be required. This would also mean that land to the north of the town, designated for it's heritage interest, would not require be required for development. This performs very positively against Objective 7.

It is considered that all options to develop land for housing might provide an opportunity to encourage water conservation (Objective 3) in line with current guidelines on the Code for Sustainable Homes and SuDS initiatives but this will be determined through other issues and policy. New housing improves access to services although it is documented that housing need outstrips this supply option (SHMA, 2013) and this option would fail to ensure that everyone has access to decent, affordable housing (Objectives 9 and 10).

It is also recognised that this option would not support the local economy (Objective 13) as there would be no significant opportunities for the supply of workforce for local employers therefore reducing the need for existing employers to remain located in the borough (Stevenage Employment & Economy Baseline Study, NLP, 2013).

#### Mitigation measures

To ensure that all available brownfield land options are allocated before greenfield sites.

Increase sustainable transport connections into the sub-region.

8 Stevenage Urban Transport Plan, 2010

					S	Sustaina	bility O	bjective	S				
Further optic	on ii - 8,0	000 hom	ies										
Short	-	++	?	0	0	0		0	+	+	+/-	+	+
Medium		++	?	0	0	0		0	++	++	+/-	+	+
Long		++	?	0	0	0		0	++	++	+/-	+	+
Commentary				<u>I</u>	1		1		<u>I</u>	1			
(Objective 2) SHMA, 2013. delivering end workforce cor opportunities This option wi sites. This mi poorly agains It is considere (Objective 3) determined th housing need to decent, affe It is recognise	Based of bugh hou nmute in for the s II have a ght put la t Objecti ed that all in line w prough of l outstrip ordable h	on local i using for to Steve ub-regic negative and to th ve 7. l options ith curre ther issu s this su nousing	need this people nage for on so mit e effect of ie north to devel nt guide ies and p pply opt (Objecti	s option travelling work, a igation v on biodiv of the to op land t lines on policy. N ion (SHI ves 9 an	would re g into the pprox 19 will be po ersity (O wn, desi for housi the Cod ew hous MA, 201 id 10).	educe the e boroug 0,000 per ossible to bjective ignated f ing might le for Su sing imp 3) and th	e need to the from of sons) bu o make t 1) as the for it's he t provide stainable roves ac his option	o travel ( other are ut it is cle this optic e final site eritage ir an oppo e Homes cess to n would	Objective as (200 ear that S on accepte e selection nterest, a ortunity to s and Su services fail to er	re 11) ali 1 Censu itevenag itable in on will ne at risk. T o encour IDS initia althoug nsure tha	though v is data - ge provid terms of heed to ind his woul rage wat atives bu h it is do	ve would 46% of l les emplo f this obj clude gre d then p er conse ut this will ocumente	I not be local oyment ective. eenfield erform ervation II be ed that
Mitigation me	asures												
To ensure tha sites necessa biodiversity m improvements Increase sust	ry to deli neasures s to the A	ver this t can be A1(M) ar	otal are introduc nd the po	designe ed into a otential r	d to mini a site de negative	mise the sign to n environ	ir effect on itigate to mental e	on the ex their neg	kisting to ative eff	wn. It is ects. Th	recognis is optior	sed that p would r	oositive equire
Potential for o	-	-		-		duly co	nsidered	l.					
Further optic	on iii - 10	3,400 ho	mes										
Short	-	++	?	0	0	0		0	+	+	+/-	+	+
Medium		++	?	0	0	0		0	++	++	+/-	++	++
Long		++	?	0	0	0		0	++	++	+/-	++	++
Commentary													

It is considered that this option provides a housing target which would meet the needs of existing residents (Objective 2). This is based upon the findings of the SHMA, 2013. Based on local need this option would reduce the need to travel (Objective 11) although we would not be delivering enough housing for people travelling into the borough from other areas (2001 Census data - 46% of local workforce commute into Stevenage for work, approx 19,000 persons) but it is clear that Stevenage provides employment opportunities for the sub-region so mitigation will be possible to make this option acceptable in terms of this objective.

This option will have a negative effect on biodiversity (Objective 1) as the final site selection will need to include greenfield sites. This would put land to the north of the town, designated for it's heritage interest, at risk. This would then perform poorly against Objective 7.

It is considered that all options to develop land for housing might provide an opportunity to encourage water conservation (Objective 3) in line with current guidelines on the Code for Sustainable Homes and SuDS initiatives but this will be determined through other issues and policy. New housing improves access to services although it is documented that housing need outstrips this supply option (SHMA, 2013) but this option would ensure that existing residents have access to decent, affordable housing (Objectives 9 and 10).

It is recognised that this option would support the local economy (Objectives 12 and 13).

#### Mitigation measures

To ensure that all available brownfield land options are allocated before greenfield sites and that the large greenfield sites necessary to deliver this total are designed to minimise their effect on the existing town. It is recognised that positive biodiversity measures can be introduced into a site design to mitigate their negative effects. This option would require improvements to the A1(M) and the potential negative environmental effects of this would need to be mitigated.

Increase sustainable transport connections into the sub-region.

Potential for compensatory Green Belt provision.

A need to ensure that the impact on heritage assets is duly considered.

### Issue 10 - Gunnels Wood

					5	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - C	ontinue	with a ve	ry open	policy a	pproach	1.		1	1	1	1		1
Short	-	+/-	0	0	0	-	0	0	0	-	+	+	+/-
Medium	-	+/-	0	0	0	-	0	0	0	-	+	+	+/-
Long	-	+/-	0	0	0	-	0	0	0	-	+	+	+/-
Commentary						•							
<ul> <li>b) if developr</li> <li>Human health</li> <li>Human health</li> <li>Human health</li> <li>Human health</li> <li>How jobs a</li> <li>distribution or</li> <li>distribution or</li> <li>the allocation</li> <li>Further inves</li> <li>Mitigation me</li> <li>Mitigation me</li> <li>To ensure that the</li> <li>How the allocation</li> </ul>	h and we ind oppo entres th of land t tment in easures at alterna he existir	II-being ( rtunities is would for emple the area the area tive policing Desig	Objectiv for resid have a byment o would p would p cies are n Guide	ve 2) mig lents. Ho negative does not provide p in place is suppo	to prote borted thr	bsitively a as the u on the nu t Objecti benefits	affected nrestricto mber of ve 10 fo <b>10)</b> and space (	if investi ed alloca opportu r afforda meet Ol	ment (Ol ation of E nities fo ble hous ojectives ate new	bjective f 3 class u r local pe sing. 12 and	ises cou eople <sup>(9)</sup> 13.	Id incluc . It is not	le ed tha
Short	+	+	0	0	0	+	0	+	0	-	+	+	+
Medium	+	++	0	0	0	+	0	++	0	-	++	++	++
Long	+	++	0	0	0	+	0	++	0	-	++	++	++
Commentary	1	LI			1	1	L	1	1	1	1	1	1
This option p criteria which addressed (C local resident 2). It is envisa in the mediur A more mana away from re good public tr 10 for afforda	deals w Objective is and a iged that in to long iged app isidential ansport l	ith speci 1) via a growing this will i term ~ a roach to areas (C inks (Ob	fic issue specific populati ncrease as neces develop Dbjective	s relatin zone po on by er over tim ssary to ment en e 6) and	g to the licy. This neuring a ne as larg meet the sures th reduces	area. The s option a broad s ger, more e long te at emplo s the nee	is appro also per spread o complie rm dema byment u d to trav	each ena forms we of employ cated sol and for e uses with rel by loo	bles the ell in terr yment us hemes c employm environ cating of	lack of end ms of pro- ses acro- ome forv- ent land mental v fice uses	open sp oviding c ss the a vard for ( <b>12</b> ) veaknes s nearer	ace <sup>(11)</sup> f opportun rea (Obj greater t ses are to areas	to be ities fo ective benefit locate s with

- 9 Stevenage Employment & Economy Baseline Study, 2013
- 10 Gunnels Wood Masterplan, 2005
- 11 Gunnels Wood: Focus on the Future, 2004
- 12 Stevenage Employment & Economy Baseline Study, 2013

This zoned approach ensures a more strategic approach to development, ensuring good design and a more integrated approach to the development of the whole area as encouraged by the NPPF. This enables links to be identified and enhanced. This will have a positive effect against Objective 8, especially over the medium to long term as developments come forward.

Ensuring a spread of uses will improve access to skills and a more diverse range of employment types (Objective 12). As developments come forward it will encourage investment and improve the viability of the area as a whole, particularly over the medium to long term period (Objective 13).

#### Mitigation measures

No measures identified.

<b>Option C</b> - Allow a range of job-creating uses in addition to traditional employment uses.													
Short	-	+/-	0	0	0	+/-	0	0	0	-	+	+	+
Medium	-	+/-	0	0	0	+/-	0	0	0	-	++	++	++
Long	-	+/-	0	0	0	+/-	0	0	0	-	++	++	++

#### Commentary

This approach will enable a greater range of uses to locate in Gunnels Wood.

If other types of development are enabled across all areas with minimal consideration of the site conditions then this could increase pressure on biodiversity (Objective 1). This might also have adverse environmental conditions, particularly where the area abuts residential areas (Objective 6). This option lacks management to provide the right mix of opportunities for local people (Objective 2)<sup>(13)</sup>. Adversely, however, this might enable new businesses to develop in Gunnels Wood which might create a greater variety of employment opportunities for local residents. This then scores positively against Objectives 2, 12 and 13. However, it is noted that the allocation of land for employment does not support Objective 10 for affordable housing.

#### Mitigation measures

This option will require the development of specific design and environmental condition policies to ensure that there are no adverse effects on residential areas. Alternative land options for employment uses might also need to be considered as we seek to achieve greater sustainability within the town, greater employment opportunities for local people. This might also require a design code for Gunnels Wood to ensure that buildings and spaces work well.

<b>Option D</b> - Allow a specified part of the area to be re-developed from employment use to housing.													
Short	+	+/-	0	+	0	+	0	0	0	++	+		
Medium	+	+/-	0	+	0	+	0	0	0	++	+		
Long	+	+/-	0	+	0	+	0	0	0	++	+		
Commentary													

This option performs well in delivering housing (including affordable housing) for an existing and growing local population (Objective 2 and 10) and would enable the redevelopment of brownfield land for open space and playspace (Objective 1). Complete redevelopment of an area would enable any current issues to be addressed - this might include land

contamination (Objective 4) and pollution (Objective 6) - there are no known flood issues in the area at present<sup>(14)</sup>. This option provides an opportunity to ensure the placement of a residential site within a largely industrial area and might have negative implications if the neighbouring employment use has adverse environmental impacts (Objective 2).

Development would be adjacent to an employment area so would reduce the need to travel for local residents employed locally, but the release of land for housing would reduce the number of employment and training options for the town as a whole (Objective 12) and reduce the amount of investment, threatening the viability of the employment area more generally (Objective 13).

#### Mitigation measures

To ensure that the area abuts existing residential areas and is not isolated from other key facilities.

To ensure there are new employment land allocations which could still lead to an overall net increase in employment land and jobs.

## Issue 11 - Pin Green

					5	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - (	Continue	with a ve	ery open	policy a	approach	۱.	1	<u>,</u>	1	1	1	1	.1
Short	-	+/-	0	0	0	-	0	0	0	-	+	+	+/-
Medium	-	+/-	0	0	0	-	0	0	0	-	+	+	+/-
_ong	-	+/-	0	0	0	-	0	0	0	-	+	+	+/-
Commentar	/												
<ul> <li>if develop</li> <li>Human heal</li> <li>o new jobs</li> <li>distribution of</li> <li>he allocatio</li> <li>Further inve</li> <li>Mitigation m</li> <li>To ensure the</li> <li>collution. To</li> </ul>	th and we and oppo entres th of land stment in easures at alterna	II-being of tunities is would for emploit the area	(Objectiv for resid have a r oyment o would p cies are	ve 2) mig lents. He negative does no provide   	ght be po owever, e effect o t suppor positive	ositively as the u as the nu n the nu t Objecti economi	affected nrestrict mber of ve 10 fo ic benefi unding g	if investi ed alloca opportu ir afforda its and n	ment (Ol ation of I hities for ble hous neet Obj	bjective 7 3 class u local pe sing. ectives 1	ises cou ople <sup>(15)</sup> I2 and 1	Ild incluc . It is no 3.	le ted th
Option B - I	dentify sp	ecific ar	eas for s	specific	uses.		-	-		-			
Short	0	+	0	0	0	+/-	0	+	0	-	+	+	+
Vedium	0	+	0	0	0	+/-	0	+	0	-	+	++	++
_ong	0	+	0	0	0	+/-	0	+	0	-	+	++	++
Commentar	/			<u>I</u>	•	•		1	<u>.</u>			-	
This option v Our evidenc employment some non-of New opportu	e shows t land whic fice empl inities for	hat there ch score oyment develop	e are sev s positiv uses ma ment en	veral en ely agai ay have a	npty offic nst Obje adverse extensio	ce units a ective 2. environi	across th Whilst th mental e area's c	ne Borou nis provid effects. characte	gh and t les for a r as an e	there is o local ne employm	demand ed, it is nent area	for non- recognis a (Objec	sed that tive 8)

In terms of local opportunities, this option performs very well against Objectives 12 and 13 by ensuring the availability of employment land and opportunities for local people. This will improve the investment and viability of the area, particularly over time as new developments come forward. It is also recognised that office developments are more appropriate in alternative locations. Although Pin Green is well served by public transport, it is recognised that locations nearer to the transport hubs in the town centre are more appropriate for office development.

#### Mitigation measures

To ensure that industries with adverse environmental effects are managed and sited appropriately.

<b>Option C</b> - Allow a range of job-creating uses in addition to traditional employment uses.													
Short	-	+/-	0	0	0	+/-	0	0	0	-	+	+	+
Medium	-	+/-	0	0	0	+/-	0	0	0	-	++	++	++
Long	-	+/-	0	0	0	+/-	0	0	0	-	++	++	++

Commentary

This approach will enable a greater range of uses to locate in Pin Green.

If other types of development are enabled across all areas with limited consideration of the site conditions then this could increase pressure on biodiversity (Objective 1). This might also have adverse environmental conditions, particularly where the area abuts residential areas (Objective 6). This might have an adverse effect if a lack of management provides an inappropriate mix of opportunities for local people (Objective 2) leading to adverse environmental conditions locally. It is noted that the allocation of land for employment does not support Objective 10 for affordable housing. Adversely, however, this might enable new businesses to develop in Pin Green which might create a greater variety of employment opportunities for local residents. This then scores positively against Objective 2, 12 and 13.

#### Mitigation measures

This option will require the development of specific design and environmental condition policies to ensure that there are no adverse effects on residential areas. Alternative land options for employment uses might also need to be considered as we seek to achieve greater sustainability within the town, greater employment opportunities for local people. This might also require a design code for Pin Green to ensure that buildings and spaces work well.

<b>Option D</b> - Allow a specified part of the area to be re-developed from employment use to housing.													
Short	+	+/-	0	+	0	+	0	0	0	++	+		
Medium	+	+/-	0	+	0	+	0	0	0	++	+		
Long	+	+/-	0	+	0	+	0	0	0	++	+		
Commentary													

This option performs well in delivering housing (including affordable housing) for an existing and growing local population (Objective 2 and 10) and would enable the redevelopment of brownfield land for open space and playspace (Objective 1). Complete redevelopment of an area would enable any current issues to be addressed - this might include land contamination (Objective 4) and pollution (Objective 6) - there are no known flood issues in the area at present<sup>(16)</sup>. The placement of a residential site within a largely industrial area might have negative implications due to adverse environmental conditions of neighbouring employment uses (Objective 2).

Development would be adjacent to an employment area so would reduce the need to travel for local residents employed locally (Objective 11), but the release of land for housing would reduce the number of employment and training options for the town as a whole (Objective 12) and reduce the amount of investment, threatening the viability of the employment area more generally (Objective 13).

It should be noted that Pin Green provides an employment site to the north east of the Borough, with Gunnels Wood to the west of the town. The location of this area reduces pressure on transport links to/from Gunnels Wood and might be considered to reduce the amount of cross-town travel.

#### Mitigation measures

To ensure that the area abuts existing residential areas and is not isolated from other key facilities.

To ensure there are new employment land allocations which could still lead to an overall net increase in employment land and jobs.

## Issue 12 - New Employment Land

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A</b> - W 7 of the A1(M		North H	ertfords	nire Dist	rict Cour	ncil to de	eliver a n	ew 30 h	ectare (ł	na) empl	loyment	site at J	unction
Short		+	0	0	0	-	0	0	0	0	-	++	++
Medium		+	0	0	0	-	0	0	0	0	-	++	++
Long		+	0	0	0	-	0	0	0	0	-	++	++
Commentary													
recognised th carbon emiss However, it is improve opportion has the strong investment op Mitigation me Consider whe meets the tes	ions (Ob acknow ortunities gest stra oportunit asures ther com	ojectives rledged t for exis itegic po ies (Obju ipensato	6 & 11) that the sting and tential (a ectives 7	- the site site prov future re as the lau 12 & 13) ion of the	e is locat ides a g esidents rgest site , when c	ted next ood stra (Objecti e) and w ompared	to junction tegic loc ve 2). O ould pro d with ot	on 7 of t ation for ur emplo vide the her optio	he A1(M employ oyment s greates ons.	) and is ment wh study sta t benefit	inacces nich coul ntes state s in term	sible by d ultimat es that th ns of wor	foot. tely ne site rk and
SSSI. Improv							of the site	e is desię	gned to r			ct on the	nearby
	e option:	s for sus	tainable	transpo	rt measi	ures.						t on the	nearby
SSSI. Improv	e option:	s for sus	tainable	transpo	rt measi	ures.						t on the	nearby
SSSI. Improv Option B - S	e option: afeguard	s for sus l or alloc	tainable ate arou	transpo Ind 6 ha	rt measu of land	to the we	est of No	orth Roa	d.	educe th	ne impac		-
SSSI. Improv Option B - So Short	e option: afeguard	s for sus l or alloc +	tainable ate arou 0	transpo ind 6 ha 0	rt measu of land 1 0	to the we	est of No	orth Roa	d. 0	educe th	ne impac	+	+
SSSI. Improv Option B - S Short Medium	e option: afeguard	s for sus l or alloc + +	atainable ate arou 0 0	transpo ind 6 ha 0 0	rt measu of land 0 0	to the we	est of No O O	orth Roa 0 0	d. 0 0	educe th 0 0	+ +	+	++
SSSI. Improv Option B - S Short Medium Long	e options afeguard - - - ed that d nabitat or growth a	s for sus or alloc + + + + evelopm r species nd inves	ate arou 0 0 0 nent of the	transpo ind 6 ha 0 0 0 is area o ations or	rt measu of land 0 0 0 of green n this site	to the we + + + space v e. Overa	est of No 0 0 vould ha Il this op	orth Roa 0 0 0 ve a neg	d. 0 0 gative eff	educe th 0 0 0	+ + + oiodivers	+ + + ity, altho unity to p	+ + + ugh provide
SSSI. Improv Option B - S Short Medium Long Commentary It is recognise there are no h employment	e options afeguard - - - - ed that do pabitat of growth a foot or o	s for sus or alloc + + + + evelopm r species nd inves	ate arou 0 0 0 nent of the	transpo ind 6 ha 0 0 0 is area o ations or	rt measu of land 0 0 0 of green n this site	to the we + + + space v e. Overa	est of No 0 0 vould ha Il this op	orth Roa 0 0 0 ve a neg	d. 0 0 gative eff	educe th 0 0 0	+ + + oiodivers	+ + + ity, altho unity to p	+ + + ugh provide
SSSI. Improv Option B - S Short Medium Long Commentary It is recognise there are no r employment of accessible by	e options afeguard - - - - ed that de pabitat or growth a r foot or o asures	s for sus or alloc + + + + evelopm r species nd inves	ate arou 0 0 0 nent of the	transpo ind 6 ha 0 0 0 is area o ations or	rt measu of land 0 0 0 of green n this site	to the we + + + space v e. Overa	est of No 0 0 vould ha Il this op	orth Roa 0 0 0 ve a neg	d. 0 0 gative eff	educe th 0 0 0	+ + + oiodivers	+ + + ity, altho unity to p	+ + + ugh provide
SSSI. Improv Option B - S Short Medium Long Commentary It is recognise there are no h employment g accessible by Mitigation me	e options afeguard - - - - ed that do abitat or growth a r foot or o asures ed.	s for sus d or alloc + + + + evelopm r species nd inves cycle.	ate arou 0 0 0 0	transpo ind 6 ha 0 0 0 nis area o ations or pportuni	rt measu of land 1 0 0 0 of green n this site ties in a	to the we + + + + space v e. Overa location	est of No 0 0 vould ha Il this op already	orth Roa 0 0 0 ve a neç tion perf well-ser	d. 0 0 gative eff orms we viced wi	educe the optimized of	+ + + oiodivers n opport transpo	+ + + ity, altho unity to p ort and e	+ + + ugh provide asily
SSSI. Improv Option B - S Short Medium Long Commentary It is recognise there are no h employment g accessible by Mitigation me None identifie	e options afeguard - - - - ed that do abitat or growth a r foot or o asures ed.	s for sus d or alloc + + + + evelopm r species nd inves cycle.	ate arou 0 0 0 0	transpo ind 6 ha 0 0 0 nis area o ations or pportuni	rt measu of land 1 0 0 0 of green n this site ties in a	to the we + + + + space v e. Overa location	est of No 0 0 vould ha Il this op already	orth Roa 0 0 0 ve a neç tion perf well-ser	d. 0 0 gative eff orms we viced wi	educe the optimized of	+ + + oiodivers n opport transpo	+ + + ity, altho unity to p ort and e	+ + + ugh provide asily
SSSI. Improv Option B - S Short Medium Long Commentary It is recognise there are no h employment g accessible by Mitigation me None identifie Option C - S	e options afeguard - - - - - - - - - - - - - - - - - - -	s for sus d or alloc + + + + + evelopm r species nd inves cycle.	ate arou 0 0 0 0 nent of the s designation stment o	transpo ind 6 ha 0 0 0 iis area o ations or pportuni	rt measu of land 1 0 0 0 of green of green this site ties in a	to the we + + + space v e. Overa location	est of No 0 0 vould ha Il this op already	orth Road 0 0 ve a neg tion perf well-ser	d. 0 0 gative eff orms we viced wi	educe the second	+ + + + piodivers n opport transpo	+ + + ity, altho unity to p ort and e	+ + + ugh provide asily
SSSI. Improv Option B - S Short Medium Long Commentary It is recognise there are no f employment g accessible by Mitigation me None identifie Option C - S Short	e option: afeguard - - - - - - - - - - - - - - - - - - -	s for sus d or alloc + + + + evelopm r species nd inves cycle.	ate arou 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	transpo ind 6 ha 0 0 0 iis area o ations or pportuni 0 0	rt measu of land 1 0 0 0 of green of green this site ties in a	to the we + + + + space v e. Overa location	est of No 0 0 vould ha Il this op already st of Nor 0	orth Road 0 0 ve a neg tion perf well-ser	d. 0 0 gative eff orms we viced wi	educe the operation of a new ope	+ + + + viodivers n opport transport transport +	+ + + ity, altho unity to p ort and e	+ + + ugh provide asily

## The Matrix Tables - Sustainability Issues and Assessment of Options

This option would require the rollback of the Green Belt and, therefore, development of this site for any purpose could have a negative effect on biodiversity (Objective 1). Overall this option performs well with an opportunity to provide employment growth and investment opportunities in a location already well-serviced with public transport and easily accessible by foot or cycle.

Mitigation measures

Consider whether compensatory provision of the Green Belt is required in another authority whilst ensuring that designation meets the tests set out in the NPPF.

<b>Option D</b> - Safeguard or allocate around 7 ha of land to the north of Stevenage Road.													
Short		+	0	0	0	-	0	0	0	0	-	+	+
Medium		+	0	0	0	-	0	0	0	0	-	+	+
Long		+	0	0	0	-	0	0	0	0	-	+	+
			-										

Commentary

This option would require the rollback of the Green Belt and, therefore, development of this site for any purpose could have a negative effect on biodiversity (Objective 1). It is also recognised that, without supporting infrastructure, this site would increase the need to travel and potentially increase carbon emissions (Objectives 6 & 11) - the site is located next to junction 8 of the A1(M) and is inaccessible by foot.

This option performs well in terms of providing opportunities for existing and future residents (Objective 2) by the provision of employment growth and investment opportunities (Objectives 12 & 13).

#### Mitigation measures

Consider whether compensatory provision of the Green Belt is required in another authority whilst ensuring that designation meets the tests set out in the NPPF. Improve options for sustainable transport measures.

<b>Option E</b> - Safeguard or allocate around 7 ha of land to the west and south-west of Junction 8.													
Short		+		0	0	-	0	0	0	0	-	+	+
Medium		+		0	0	-	0	0	0	0	-	+	+
Long		+		0	0	-	0	0	0	0	-	+	+

Commentary

This option would require the rollback of the Green Belt and is located adjacent to a designated Wildlife Site. Development of this site for any purpose could have a negative effect on biodiversity (Objective 1). The site contains land within Flood Zones 2 & 3 and which would restrict development of the site (Objective 3). It is also recognised that, without supporting infrastructure, this site would increase the need to travel and potentially increase carbon emissions (Objectives 6 & 11) - the site is located next to junction 8 of the A1(M) and is inaccessible by foot.

This option performs well in terms of providing opportunities for existing and future residents (Objective 2) by the provision of employment growth and investment opportunities (Objectives 12 & 13).

#### Mitigation measures

Consider whether compensatory provision of the Green Belt is required in another authority whilst ensuring that designation meets the tests set out in the NPPF. Ensure that development of the site is designed to reduce the impact on the nearby Wildlife Site. Improve options for sustainable transport measures.

**Option F** - Safeguard or allocate up to 10ha of land to the west of the A1(M) as part of a new neighbourhood.

Short	-	++	0	0	0	-	0	0	0	0	-	+	+
Medium	-	++	0	0	0	-	0	0	0	0	-	+	+
Long	-	++	0	0	0	-	0	0	0	0	-	++	++

Commentary

Development of this site, whilst not Green Belt land, would require the loss of greenfield land, thus scoring negatively against biodiversity - albeit not as poorly as other options. This option would increase the need to travel, given that it is located on the edge of the town, which would increase emissions.

However, this option provides the greatest opportunities for employment growth in terms of size which could give the greatest benefits in terms of supporting the economy and providing job opportunities for existing and future residents - although the exact nature of employment would be decided through other policies and issues.

#### Mitigation measures

Improve options for sustainable transport measures.

Option G - [	Do not sa	feguard	or alloca	ite any r	iew emp	loyment	land.						
Short	++	-	+	0	0	0	0	0	0	0	-	-	-
Medium	++		+	0	0	0	0	0	0	0	-		
Long	++		+	0	0	0	0	0	0	0			
Commenter													

#### Commentary

This option performs well in environmental terms (Objectives 1 & 3) as it does not require the development of land. However, it is acknowledged that this options fails to provide opportunities for existing and future residents and performs very poorly in terms of employment and investment opportunities (Objectives 2, 12 & 13). It also encourages the need to travel further afield for employment (Objective 10). It is considered that the negative effects of employment provision will increase over the medium to long term as local populations rise.

#### Mitigation measures

Will require joint working with neighbouring authorities to ensure that replacement employment opportunities are provided in the sub-region or the intensification of existing employment land over the long term.

## Issue 14 - A New Foodstore

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - I	dentify or	ne or mo	re neigh	bourhoo	d centre	s to be r	edevelo	ped with	n new fo	odstores	5.		
Short	0	+	0	0	0	0	0	+	0	-	+	0	+
Medium	0	+	0	0	0	0	0	+	0	-	+	0	+
Long	0	+	0	0	0	0	0	+	0	-	+	0	+
Commentar	y												
centres migl This option v the redesign of these loca served by pa	vould, how of centres al centres	vever, pr s which d (Objecti	ovide er o not per ve 13). <sup>-</sup>	nhanced rform we This opti	facilities Il in desig	for the e gn terms	existing a (17) (Obj	and grov jective 8	ving pop ) and imp	ulation ( prove the the cent	Objective econon tres are	e 2), enc nic perfo currently	ourag rmanc / well
Mitigation m	easures												
Ensure that		l use of t	the centr	res is ret	ained or	comper	nsatory ł	nousing	is provid	led elsev	where.		
Option B - I	dentify a	complete	ely new s	site for a	large fo	odstore			-				
Short	?	+	?	?	0	0	0	?	0	-	?	0	+
Medium	?	+	?	?	0	0	0	?	0	-	?	0	+
Long	?	+	?	?	0	0	0	?	0	-	?	0	+
Commentar	y	I			I	I		I	I	I	1	1	
There are se could affect It is acknowl	a number edged tha local ecol	<sup>·</sup> of Obje at this op nomy (O	ctives. tion wou bjective	Ild provid	de new f	acilities	for the ex	xisting a	nd growi	ing popu	lation (C	Objective	e 2) ar
will negative	iy cheer c	-											
will negative		-											
	easures at the loc	ation of		te does	not nega	atively ef	ffect env	ironmen	tal objec	ctives or	reduce	options	for
will negative Mitigation m To ensure th housing gro	easures lat the loc wth acros	ation of s the Bo	rough.		_						reduce	options 1	for
will negative Mitigation m To ensure th housing grov Option C - /	easures lat the loc wth acros	ation of s the Bo	rough.		_						reduce	options t	for +
will negative Mitigation m To ensure th	easures hat the loc wth acros Allow exte	ation of s the Bo ensions t	rough. o existin	g large f	oodstore	es and/o	r neighb	ourhood	l centre	shops.	I	1	

17 Stevenage Neighbourhood Centres Investment and Renewal Programme, Matrix Partnership, 2008

	Sustainability Objectives
Commentary	1
•	as some unknown effects as it unclear which centres/stores might be extended. However, where effects entified, this option performs positively against all objectives.
	isting premises would provide for the population (Objective 2) and improve the local economy (Objective ns already well serviced by passenger/ sustainable transport measures (Objective 11).
Mitigation me	asures
	It the extension of existing centres enhances local distinctiveness - as the function of local/ neighbourhood ey component of the original new town design.
	at the existing number of dwellings at existing centres is not compromised, and that options to increase bers are identified where possible.

Issue 15 - Passenger Transport,	Walking and Cycling
---------------------------------	---------------------

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A -</b> P	rovide ne	ew or im	proved b	ous serv	ices.	1	1	1					1
Short	+	+	0	0	0	++	0	0	++	0	++	++	++
Medium	+	+	0	0	0	++	0	0	++	0	++	++	++
Long	+	+	0	0	0	++	0	0	++	0	++	++	++
Commentary	1	I		1	1	I	1	1	1	1	1	1	1
Sustainable t of sustainable accessibility encourages l effects have	e transpo of local s ocal popu	ort this o ervices a ulation gr	ption ha	s a posit loyment	ive effec opportu	ct biodive nities (O	ersity an bjective	d air qua s 9, 11 a	ality (Obj nd 12). T	ectives The impr	1 and 6) ovemen	and on t of acce	the ss als
Vitigation me	asures												
None identifi	ed.												
Option B - ⊟	ncourage	e more f	lexible a	nd home	e-workin	g.							
Short	+	+	0	0	0	++	0	0	0	0	++	+	++
Medium	+	+	0	0	0	++	0	0	0	0	++	+	++
_ong	+	+	0	0	0	++	0	0	0	0	++	+	++
Commentary													
This option per the need to tr option also e to different en No negative	ravel <sup>(19)</sup> ncourage nployme	Objectives wellbe	ve 11) wl eing (Ob tunities	hich has jective 2 through	positive ) by pro	e effects viding al	for biodi ternative	versity a e options	nd pollu for loca	tion (Ob Il reside	jectives nts. It im	2 and 6) proves a	). This acces
Mitigation me	asures												
	he												
None identifi													
		edestria	n and cy	cling fac	cilities.								
Option C - Ir		edestria ++	n and cy 0	oling fac	0	++	0	+	++	0	++	+	+
None identifi Option C - Ir Short Medium	nprove p					++	0	++	++ ++	0 0	++	+	+
Option C - Ir Short	nprove p +	++	0	0	0								

18

Stevenage UTP, 2010 Alternatives to Travel, DfT, 2011 19

					5	Sustaina	bility O	bjective	S				
services and population g considered t No negative	rowth (Ot o create p	ojective 2 places a	2) and ir nd spac	vestmer es that v	nt in peo	ple and	infrastru	cture (O	bjective	13). Thi	s option	might a	lso be
Mitigation m	easures												
None identif	ed.												
Option D - [	Do all of th	ne above	Э.										
Short	+	++	0	0	0	++	0	0	++	0	++	++	++
Medium	+	++	0	0	0	++	0	0	++	0	++	++	++
Long	+	++	0	0	0	++	0	0	++	0	++	++	++
Commentary	/	1					1					1	
This option where effect				ion of Op	otions A	through	C. This	option p	erforms	positive	ly agains	st all obje	ective
Mitigation m	easures												
None identifi	ed.												
Further opti	i <b>on i</b> - Ma	ike impro	ovemen	ts to the	A1(M).								
Short	-	++	-	0	0		0	0	++	+	-	++	++
onon		++	_	0	0		0	0	++	++	-	++	++
Medium	-												
	-	++	-	0	0		0	0	++	++	-	++	++

However, this option does improve access to and from Stevenage which will have a positive impact on growth (Objectives 2 and 13). An increase in demand for properties will increase supply and gives rise to opportunities to improve access to services and employment (Objectives 9 and 12) and affordable housing (Objective 10).

Mitigation measures

To ensure that potential negative effects on the environment are addressed, for example through SUDS schemes. It will be necessary to ensure the ongoing monitoring of polluting particulates to ensure that increases in pollution from road transport do not exceed accepted levels.

## Issue 16 - The Location of New Homes

The following sites are appraised without considering the total number and type of available sites.

	Sustainability Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Option i - A p	previousl	y develo	ped lan	d (PDL)	site			1		,		1		
Short	++	+	0	+	0	0	0	0	0	+	+	+	+	
Medium	++	+	0	+	0	0	0	0	0	+	+	+	+	
Long	++	+	0	+	0	0	0	0	0	+	+	+	+	
Commentary														
negates the n an opportunity the opportunit sites. Site developm homes; reduc existing educa	to impro ty to rect nent for h ses the n	ove habi ify any e iousing p eed to tr	tats on u existing is provides ravel as	rban site ssues of for the n sites are	es throug land cor leeds of located	h best p ntaminat existing I within t	ractice u ion whic and futur he existi	rban des h may o re reside ng, serv	ign prind r may no nts; prov iceable	ciples. Ti ot be pre vides opp urban ar	his option sent on p portunitie rea; impr	n also pro particula es for affe oves ac	omotes r urban ordable	
Mitigation me Ensure that th			phor of [		o oro oo	ught								
Option ii - Ar					s are su	ugnt.								
Short	+	+	0	+	0	0	0	0	0	+	+	_	+	
Medium	+	+	0	+	0	0	0	0	0	+	+	_	+	
Long	+	+	0	+	0	0	0	0	0	+	+	_	+	
Commentary					<u> </u>			<u> </u>					<u> </u>	
It is considered habitats on ur any existing is Site developm homes; reduct to existing ed	ban sites ssues of nent for h es the no	s through land con lousing p eed to tr	n best pra ntaminat provides avel as s	actice ur tion whic for the n	ban des ch may c eeds of	ign princ or may n existing	ciples. The ot be pre	nis option esent on re reside	n also pr particul nts; prov	omotes f ar urban /ides opp	the oppo sites. portunitie	ertunity to	ordable	
Although the interms of bio the local ecor	redevelo diversity	pment c	of existin											
Mitigation me	asures													
To identify PD	)L non-e	mploym	ent sites	first.										

					S	Sustaina	bility O	bjective	S				
To work with administrativ					ify altern	ative em	iploymer	nt sites v	which ma	ay be loo	cated our	tside of	the
Option iii - /	A Greenfi	eld site v	within the	e urban	area								
Short	-	+/-	0	0	0	0	0	0	0	+	+	+	+
Medium	-	+/-	0	0	0	0	0	0	0	+	+	+	+
ong	-	+/-	0	0	0	0	0	0	0	+	+	+	+
Commentary	y	1	1				1	1	<u>I</u>	<u> </u>		1	1
his option v	would req	uire the	develop	ment of	existing	areas of	open sp	bace.					
lowever, it is provide grea erviceable us f homes for	ater oppor urban are	tunities f a; improי	for afford ve acces	dable ho	mes; rec	duce the	need to	travel a	s sites a	re locat	ed withir	the exi	sting,
litigation m	easures												
-		irst.											
To identify P	DL sites f		ortunities	s on rede	eveloped	l sites.							
o identify P	DL sites f		ortunities	s on rede	evelopec	l sites.							
o identify P	DL sites f	sity oppc			-	l sites.							
To identify P To maximise Option iv - /	DL sites f	sity oppc			-	l sites.	0	0	0	+	-	+	+
To identify P To maximise Dption iv - /	DL sites f	sity oppo	outside t	he urba	n area	1	0	0	0	+++	-+	+	++
To identify P To maximise Dption iv - / Short Medium	DL sites f	sity oppo eld site o +/-	outside t 0	the urban	n area	0		-			- + +		
To identify P To maximise <b>Option iv</b> - / Short Medium	DL sites f biodivers Greenfi	sity oppo eld site o +/- +/-	outside t 0 0	he urbai 0 0	n area 0 0	0	0	0	0	+		+	+
Mitigation m To identify P To maximise Dption iv - / Short Medium Long Commentary This option v Belt sites	DL sites f biodivers Greenfi y	sity oppo eld site o +/- +/- +/-	outside t 0 0 0	he urbai 0 0	n area 0 0 0	0 0 0	0	0	0	+	+	+	+ +
To identify P To maximise Dption iv - / Short Medium Long Commentary This option v Belt sites.	DL sites f biodivers Greenfi v would req	sity oppo eld site o +/- +/- +/- uire the	outside t 0 0 0 develop	the urbai 0 0 0 ment of	n area 0 0 0 existing	0 0 0 areas of	0 0	0 0 Dace out	0 0 side of t	+ + he urbai	+ n area, ir	+ + ncluding	+ + Gree
To identify P To maximise Dption iv - / Short Aedium Long Commentary This option v Belt sites.	DL sites f biodivers GA Greenfie v would req opment of	sity oppo eld site o +/- +/- uire the	outside t 0 0 0 develop	the urbai 0 0 0 ment of	n area 0 0 0 existing	0 0 0 areas of	0 0	0 0 Dace out	0 0 side of t	+ + he urbai	+ n area, ir	+ + ncluding	+ + Gree
To identify P To maximise Option iv - / Short Aedium Long Commentary This option v Belt sites. The redevelo existing and However, it is provide great	DL sites f biodivers A Greenfi would req opment of future res s recognis ter oppor	sity oppo eld site o +/- +/- +/- uire the f greens sidents. sed that f	0 0 0 develop pace per	he urbai	n area 0 0 existing oorly in t	0 0 areas of terms of for the r prove ac	0 0 f open sp biodiver	0 0 pace out sity and existing	0 0 side of t also by and futu	+ + he urbai	+ n area, ir g recrea ents in te	+ + ncluding tional sp	+ + Gree
To identify P To maximise Dption iv - / Short Medium Long Commentary This option v Belt sites. The redevelo existing and However, it is provide greated conomy thr However, it is	DL sites f biodivers A Greenfie v would req opment of future res s recognis ster oppor rough the s recogni	sity oppo eld site o +/- +/- +/- uire the f greens sidents. sed that f provisio sed that	outside t 0 0 0 develop pace per this optic for afford n of hom , in the s	he urban 0 0 0 ment of rforms p on would dable ho nes for k short terr	n area 0 0 0 0 existing oorly in t provide omes; im ocal emp m, sites	0 0 areas of terms of for the r prove ac oloyees. at the ou	0 0 Fopen sp biodiver needs of ccess to uter fring	0 0 oace out sity and existing existing e of the	0 o side of t also by and futu educatio	+ + he urbar removin re reside onal faci	+ n area, ir g recrea ents in te lities; an	+ + tional sp rms of h d suppo	+ + Gree pace fo ousing
To identify P To maximise Dption iv - / Short Medium Long Commentary	DL sites f biodivers A Greenfi v would req opment of future res s recognis ater oppor ough the s recogni d other se	sity oppo eld site o +/- +/- +/- uire the f greens sidents. sed that f provisio sed that	outside t 0 0 0 develop pace per this optic for afford n of hom , in the s	he urban 0 0 0 ment of rforms p on would dable ho nes for k short terr	n area 0 0 0 0 existing oorly in t provide omes; im ocal emp m, sites	0 0 areas of terms of for the r prove ac oloyees. at the ou	0 0 Fopen sp biodiver biodiver biodiver biodiver	0 0 oace out sity and existing existing e of the	0 o side of t also by and futu educatio	+ + he urbar removin re reside onal faci	+ n area, ir g recrea ents in te lities; an	+ + tional sp rms of h d suppo	+ + Gree pace fo ousing

	Sustainability Objectives
To maximise I	piodiversity opportunities on redeveloped sites.
To ensure tha	t services are in place as development come forward.

## Issue 17 - House Conversions

	Sustainability Objectives           1         2         3         4         5         6         7         8         9         10         11         12         13													
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Option A - V	Ve could	permit h	ouse co	nversion	is in all c	circumsta	ances							
Short	+	+/-	0	0	0	+	0	-	-	+	+	0	+	
Medium	+	+/-	0	0	0	+	0	-	-	+	+	0	+	
Long	+	+/-	0	0	0	+	0	-	-	+	+	0	+	
Commentary	/													
(Option 1) as Locally, conv Overall, the opportunities Conversions limited throu It should be additional de services, this	rersions w provision s for local a also limi gh the co noted tha emands p	vill reduce of home workers t pollutio nversion t conver laced up	e depriva es in grea within e n (Object of propo sions mo	ation (Ob atest nee existing I ctive 6), erties alr eet the r ocal infra	ojective 1 ed suppo ocal con a negati ready se needs of astructur	0) by pro orts the I nmunitie ve effect rved by a growin e. Wher	oviding the local ecc s. t of deve existing ng popul re additio	ne type c pnomy (C lopment methods ation (O pnal capa	of propert Dbjective Pollutic of susta bjective acity is n	ties curre e 13) by on might ainable t 2) but th ot availa	ently in h providin also be ransport nis is bal able in th	ighest de g greate reasona : (Object anced w	emano r ably ive 11 vith the ork of	
on, for exam density living Mitigation m	ple parkir g (Objecti easures	ng, would ve 8).	d lead to	issues v	vith the c	original d	lesign of	these s						
on, for exam density living Mitigation m No mitigation	ple parkir g (Objecti easures n measur	ng, would ve 8). es identi	d lead to	issues v are not	vith the c	red withi	lesign of	these s	paces wi	hich wer	e meant	for muc	h lowe	
on, for exam density living Mitigation m No mitigation Option B - V	ple parkir g (Objecti easures n measur	ng, would ve 8). es identi	fied that	are not	conside	red withi	in Optior	n B.	al reside	hich wer	e meant	for muc	h lowe	
on, for exam density living Mitigation m No mitigation Option B - V Short	ple parkir g (Objecti easures n measur	ng, would ve 8). es identi	d lead to	issues v are not	vith the c	red withi	lesign of	these s	paces wi	hich wer	e meant	for muc	h lowe	
on, for exam density living Mitigation m No mitigation Option B - V Short Medium	ple parkir g (Objecti easures n measur Ve could +	ng, would ve 8). es identi only per ++	fied that mit hous	are not e conve	conside rsions w	red within the nexis	in Optior sting and	n B. l potenti 0	al reside	nts are	not adve	for muc ersely aff 0	fected	
Mitigation m No mitigation Option B - V Short Medium Long Commentary	ple parkir g (Objecti easures n measur Ve could + + + +	ng, would ve 8). es identi only per ++ ++	fied that mit hous 0	are not e conve 0 0	conside rsions w 0	red within the exist of the exi	in Optior sting and 0	n B. l potenti 0 0	al reside	ents are + +	not adve	for muc ersely aff 0 0	Fected	
on, for exam density living Mitigation m No mitigation Option B - V Short Medium Long	ple parkir g (Objecti easures n measur Ve could + + + / delivers v this optio	es identi only per ++ ++ ++ ery well n balance	fied that fied that mit hous 0 0 0 in sustai	are not e conve 0 0 0 0 0	conside conside rsions w 0 0 0 0 cerms. It	red withing the second	in Option sting and 0 0 0 s all of th od growin	n B. d potenti 0 0 0 ne positiv ng popul	al reside 0 0 0 ve benef ation (O	ents are + + + its desc bjective	not adve + + + ribed by 2). The	for muc ersely aff 0 0 0 0 0 0 0 0 0	Fected + + +	
on, for exam density living Mitigation m No mitigation Option B - V Short Medium Long Commentary This option of Additionally, for smaller p	ple parkir p (Objecti easures n measur Ve could + + + y delivers v this optio roperties	es identi only per ++ ++ ++ ery well n balance	fied that fied that mit hous 0 0 0 in sustai	are not e conve 0 0 0 0 0	conside conside rsions w 0 0 0 0 cerms. It	red withing the second	in Option sting and 0 0 0 s all of th od growin	n B. d potenti 0 0 0 ne positiv ng popul	al reside 0 0 0 ve benef ation (O	ents are + + + its desc bjective	not adve + + + ribed by 2). The	for muc ersely aff 0 0 0 0 0 0 0 0 0	Fected + + +	
on, for exam density living Mitigation m No mitigation Option B - V Short Medium Long Commentary This option of Additionally, for smaller p Mitigation m	ple parkir g (Objecti easures n measur Ve could + + + y delivers v this optio roperties easures	ng, would ve 8). es identi only per ++ ++ ++ ery well n baland can be i	fied that fied that 0 0 0 in sustai	are not e conve 0 0 0 0 0	conside conside rsions w 0 0 0 0 cerms. It	red withing the second	in Option sting and 0 0 0 s all of th od growin	n B. d potenti 0 0 0 ne positiv ng popul	al reside 0 0 0 ve benef ation (O	ents are + + + its desc bjective	not adve + + + ribed by 2). The	for muc ersely aff 0 0 0 0 0 0 0 0 0	Fected + + +	
on, for exam density living Mitigation m No mitigation <b>Option B - V</b> Short Medium Long Commentary This option of Additionally, for smaller p Mitigation m No mitigation	ple parkir ple parkir (Objecti easures n measur Ve could + + + + y delivers v this optio roperties easures n measur	ng, would ve 8). es identi only per ++ ++ ++ ery well on baland can be n es identi	fied that fied that mit hous 0 0 0 0 in sustai ces the b realised fied.	issues v are not ce conve 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	conside rsions w 0 0 0 0 cerms. It to the ex tainable	red within the exist in the exist in the existing ar way with the existing ar way with the exist is the exist in the exist in the exist is the exist in the exist in the exist in the exist is the exist in the exist	in Option sting and 0 0 0 s all of th od growin	n B. d potenti 0 0 0 ne positiv ng popul	al reside 0 0 0 ve benef ation (O	ents are + + + its desc bjective	not adve + + + ribed by 2). The	for muc ersely aff 0 0 0 0 0 0 0 0 0	Fected + + +	
on, for exam density living Mitigation m No mitigation Option B - V Short Medium Long Commentary This option o Additionally,	ple parkir ple parkir (Objecti easures n measur Ve could + + + + y delivers v this optio roperties easures n measur	ng, would ve 8). es identi only per ++ ++ ++ ery well on baland can be n es identi	fied that fied that mit hous 0 0 0 0 in sustai ces the b realised fied.	issues v are not ce conve 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	conside rsions w 0 0 0 0 cerms. It to the ex tainable	red within the exist in the exist in the existing ar way with the existing ar way with the exist is the exist in the exist in the exist is the exist in the exist in the exist in the exist is the exist in the exist	in Option sting and 0 0 0 s all of th od growin	n B. d potenti 0 0 0 ne positiv ng popul	al reside 0 0 0 ve benef ation (O	ents are + + + its desc bjective	not adve + + + ribed by 2). The	for muc ersely aff 0 0 0 0 0 0 0 0 0	fected + + +	

Long	-		0	0	0	-	0	0	0	-	-	0	+
Commentary												•	
Where effects as an option f many environ pollution and This option fa	or housi mental c flood risi	ng supp bjective <.	ly will rec s as the	quire loc demano	al housi d for land	ng need d supply	to be de will incr	elivered ease, ha	elsewhe aving a n	ere. This legative	will perf effect or	orm poo 1 biodive	rly for rsity,
need to travel Positively, this greater benef	s option									elsewhe	ere. This	s may pr	ovide
Mitigation me	asures												

Ensure that sufficient smaller properties are considered as part of the broader development strategy and within appropriate site allocations.

# Issue 18 - Affordable Housing

					s	ustaina	bility O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - W	/e should	d set targ	gets that	require	up to 40	% afforc	lable ho	using on	qualifyi	ng sites.	1		<u></u>
Short	0	++/-	0	0	0	0	0	0	0	++	++	0	+/-
Medium	0	++/-	0	0	0	0	0	0	0	++	++	0	++/-
Long	0	++/-	0	0	0	0	0	0	0	++	++	0	++/-
Commentary													
Where issues this option per As more peop 11) and also s By considering without affection However, it is imbalance of performing por Mitigation me Ensure that the Option B - W	erforms w ple will b support t ing a tiere ing viabil a also rec stock ac porly aga easures: he provis	vell agair e able to the local ad approa ity. This, cognised cross the ainst Obj	nst Obje o afford t econom ach to af in turn, f ( <b>20</b> ) that town. It ectives 2	ctives 2 o live loo y (Object fordable urther su a highe is ackno 2 and 13 rdable h	& 10. cally this ctive 13) housing upports C er levels owledge b. ousing c	will redu g deliver Objective of afford d that thi	uce the r y, this op 13 to er able hou is appros	need to t otion ma nsure tha using pro ach migl	ravel for ximises It the loc	<sup>-</sup> local er the pote al buildir night not	mployme ntial for ng indust	ent (Obje develop ry is sup e the ove	ective ment ported. erall
Short	0	+	0	0	0	0	0	0	0	++	0	0	+
	0												-
Medium	0	-	0	0	0	0	0	0	0	++	0	0	-
Medium Long	0		0	0	0	0 0	0 0	0	0	++	0	0	-

Option C - W	/e should	d set tarç	gets that	are low	er than (	Option a						
Short	0	-	0	0	0	0	0	0	0	 	0	0
Medium	0	-	0	0	0	0	0	0	0	 	0	
Long	0		0	0	0	0	0	0	0	 	0	
Commentary	1	1					1	1	I	1	I	1

#### Commentary

Where issues have been identified, this option performs poorly. This option would fail to meet the needs of existing and future residents (Objective 2) through an under-provision of affordable housing. Over a long time period this will lead to further out-migration.

Objective 10 relates to the provision of decent, appropriate and affordable housing and this option would perform poorly over all time periods through under-provision. If people need to move out of Stevenage to live then this will increase the need to travel (Objective 11) for work or leisure opportunities. This would fail to support the local economy (Objective 13) and could lead to people out-migrating to live, and potentially work, elsewhere.

#### Mitigation measures:

Ensure that an under provision does not increase deprivation.

# Issue 19 - Housing Mix

					S	ustaina	bility O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - W	/e should	d follow t	he recor	mmenda	tions of	our evid	ence ba	se.				1	-
Short	0	++	0	0	0	0	0	0	0	++	0	0	0
Medium	0	++	0	0	0	0	0	0	0	++	0	0	0
Long	0	++	0	0	0	0	0	0	0	++	0	0	0
Commentary													
This option de plan and it's a locations. For At this stage appropriate h by delivering reduce the tre Economy Bas	we can s ousing ( units bas end of ou	ed SA bur e, higher see that, Objective sed on lo	t plainly f r density overall, e 10). It ocal nee uting cu	there wil develop the mix will also d (Object	l be a ne oment sh of housin meet the ctive 2)as	ed to en hould be ng make e needs s outline	sure tha located es a posi of existi d in the	t certain in acces tive impang resid NPPF ar	types of sible loc act in the ents and nd Steve	home a cations ( e improv l encour enage Sl	re place NPPF). vement c age pop HMA, 20	d in appr of access ulation g 013. This	opriat to growth will
Mitigation me		es identi	fied.										
Option B - W	/e should	d focus c	on large t	family ho	omes.								
Short	+		0	0	0	0	0	0	0		-	0	-
Medium	+/-		0	0	0	0	0	0	0		-	0	-
Long	+/-		0	0	0	0	0	0	0		-	0	-
Commentary													
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	Long	+/-	 			0	0	0	0	+	-	0	-

Commentary

This option will provide a mix of both positive and negative sustainability effects. Development of flats and smaller units might limit opportunities for the development of private gardens which reduce opportunities for wildlife (Objective 1). However, this option would require less land which could impact positively on opportunities for biodiversity.

This option does not provide for the total mix of deficiencies in the current housing stock and so performs poorly against Objective 2. However, this option does provide a larger number of smaller units which are generally more affordable<sup>(22)</sup> and would increase opportunities for first time buyers (Objective 10).

This option performs badly for the local economy (Objective 13) as it does not provide the total mix required<sup>(23)</sup> to support local workers and therefore centres of employment. As a result, local employees might be forced to seek accommodation outside of the Borough and subsequently this increases the need to travel (Objective 11).

#### Mitigation measures

Ensure that location of flats and unit for first time buyers are in appropriate locations and that alternative sites consider other housing type needs.

<sup>22</sup> Stevenage AMR, 2012

<sup>23</sup> Stevenage SHMA, 2013

# Issue 20 - Gypsies and Travellers

123456789101112Option A - Extend the existing site at Dyes Lane.Short+++000000++++Medium+++000000+++++Long+++0000000+++++CommentaryThe Dyes Lane site, located west of the A1(M), is an established Gypsy and Traveller site which currently hold pitches. This option would provide further pitches at this authorised site and therefore performs well in terms or socio-economic objectives. The extension of an existing site provides new homes within an established commu provision of new homes supports the local economy and improves access to services.Mitigation measuresNone identified.Option B - Identify a new site, probably to Junction 8 of the A1(M).Short-+/-00000+/-++/-+Long-+/-000000+/-++/-+Long-+/-0000000+/-++/-+CommentaryThe allocation of an alternative site is appraised based on the principle of a new land allocation. In terms of im access to services (Objective 9) and reducing the need to travel (Objective 1), further work will be required if identi						S	Sustaina	bility O	bjective	S				
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<b>Option C</b> - Identify a different site elsewhere.	The allocatio access to se dentified. Th The allocatio provision of a unsustainabl n general te Mitigation me	n of an a rvices (O e effects n of new a small is e. rms, the easures	bjective could ei land will olated si provisior	9) and r ther be i have a ite could	educing negative also ha homes	the nee or posit effect o ve nega supports	d to trav ive. n biodive tive impl	el (Objectersity (O ications	ctive 11) bjective for hum my and	, further 1) if the s an healt could im	work wil site is a h and we	Il be req greenfie ell-being ccess to	uired if a ld location if the si service	a site i on. Tr te is s.
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#### **Sustainability Objectives**

The allocation of an alternative site is appraised based on the principle of a new land allocation. In terms of improving access to services (Objective 9) and reducing the need to travel (Objective 11), further work will be required if a site is identified. The effects could either be negative or positive.

The allocation of new land will have a negative effect on biodiversity (Objective 1) if the site is a greenfield location. The provision of a small isolated site could also have negative implications for human health and well-being if the site is unsustainable.

In general terms, the provision of new homes supports the local economy and could improve access to services.

Mitigation measures

To ensure the site is located in a sustainable location and that the intended occupants are part of an integrated community.

## Issue 21 - Character Zones

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - (	arry forw	ard the	approac	h in the	Old Tow	n Area A	Action Pl	an for th	is part o	f the tov	vn.		
Short	0	0	0	0	0	0	++	++	0	0	0	0	0
Medium	0	-	0	0	0	0	++	++	0	0	0	0	+/-
_ong	0		0	0	0	0	++	++	0	0	0	0	+/-
Commentary	,	1		1	1		1	1	1			1	1
Of particular and are integ The long tern as an area in 13) <sup>(24)</sup> . How t's restrictive	rated intention offect c which to ever, it is	o the exi of a more spend tir also rec	sting bu e manag me, enco ognised lso stifle	ilt enviro ed appro buraging that whil investm	onment ( bach in t the use lst a mor lent (Obj	Objectiv he Old T of the ar	es 7 and Fown will ea and tl ged appr	d 8). I further herefore	enhance supporti	the attr ng the lo e the bu	activene ocal ecor ilt area c	ess of th nomy (O of the Ol	e area bjectiv d Tow
on scale and nave a reduc residents or	massing ed impacencourag	within the	he area street s	remove cene. Re	the flexi educing	bility to o housing	develop number	the area 's will no	using in t help to	novative meet th	e metho	ds that n	night
on scale and nave a reduc residents or Mitigation mo Ensure that	massing eed impace encourag easures: ncreased	i within the ct on the je popula I manag	he area street s ation gro ement d	remove cene. Re owth in a oes not	the flexi educing very su very su	bility to o housing stainable ely impac	develop number e part of ct growth	the area rs will no the town	using in t help to	novative meet th	e metho	ds that n	night
on scale and have a reduce esidents or Mitigation mo Ensure that in Option B - E	massing eed impace encourage easures: ncreased	i within the ct on the je popula I manag	he area street s ation gro ement d ter zone	remove cene. Re owth in a oes not	the flexi educing very su negative	bility to o housing stainable ely impao	develop number e part of ct growth	the area rs will no the town	using ir t help to n (Objec	novative meet th	e method e needs	ds that n	night ing
An scale and have a reduce esidents or Aitigation mo Ensure that in Option B - E Short	massing eed impace encourag easures: ncreased	i within the ct on the je popula I manag	he area street s ation gro ement d	remove cene. Re owth in a oes not	the flexi educing very su very su	bility to o housing stainable ely impac	develop number e part of ct growth vhole tov	the area rs will no the town	using in t help to	novative meet th	e metho	ds that n	night ing 0
on scale and have a reduc residents or Mitigation m Ensure that Dption B - E Short Medium	massing eed impace encourage easures: ncreased Extend the 0	i within the ct on the je popula I manag	he area street s ation gro ement d ter zone 0	oes not 0	the flexi educing very su negative ch to cov	bility to o housing stainable ely impao ver the v	develop number e part of ct growth vhole tov ++	the area rs will no the town n. wn. ++	using ir t help to n (Objec	novative meet th	e method e needs	ds that n	night
It is recognis on scale and have a reduc residents or Mitigation me Ensure that i Option B - E Short Medium Long Commentary	massing eed impace encourage easures: ncreased ixtend the 0 0 0	i within the ct on the je popula I manag	he area street s ation gro ement d ter zone 0 0	oes not approac 0	the flexi educing very su negative ch to cov 0	bility to o housing stainable ely impace ver the v 0 0	develop number e part of ct growth vhole tov ++ ++	the area rs will no the town n. wn. ++ ++	using ir t help to n (Objec	novative meet th	e methoo e needs 0	of exist	night ing 0 +/

It is recognised that this option performs poorly in the medium to long term as it is less flexible for speculative development opportunities. Restrictions on scale and massing remove the flexibility to develop areas by placing overly onerous policy restrictions on all sections of the town, regardless of their importance in the local townscape. Reducing housing numbers will not help to meet the needs of existing residents or encourage population growth across the town (Objective 2).

Mitigation measures:

Ensure that increased management does not negatively impact growth.

Option C - De	o not use	e area-b	ased po	licies an	d apply	generic	criteria to	o all app	lications	for deve	elopmen	t.	
Short	0	+	0	0	0	0	+/-	++	0	+	0	0	+
Medium	0	++	0	0	0	0	+/-	++	0	++	0	0	++
Long	0	++	0	0	0	0	+/-	++	0	++	0	0	++

Commentary

This option would provide flexibility in the determination of planning applications on a site by site basis. This would enable us to meet the needs of existing residents and encourage population growth in appropriate locations (Objective 2).

It is recognised that this approach will not provide further support to designated heritage assets although it is considered that national guidance (NPPF) provides a basis which could be complemented with generic criteria (Objective 7).

Policy which provides design guidance to supplement the existing Design Guide with work positively to develop places which work well (Objective 8).

In terms of improving access to housing (Objective 10), this option would perform well as applications could be assessed on a site by site basis. This will encourage growth in more appropriate locations and provides flexibility for the Council to determine where higher densities could be achieved. This will ultimately improve local investment across the town (Objective 13).

#### Mitigation measures:

To ensure that the wording of policy is sufficiently balanced to protect and enhance all heritage assets whilst encouraging growth.

# Issue 22 - Neighbourhood Centres and Facilities

					Su	stainab	ility Obj	ectives	i				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - R	tetain the	existing n	eighbou	rhood c	entre de	signatio	ns set ir	the Dis	strict Pla	n.			
Short	0	+	0	0	0	0	0	0	++	++	0	+	-
Medium	0	+/-	0	0	0	0	0	-	+/-	++	0	+	-
Long	0	+/-	0	0	0	0	0			++	0	+	
Commentary													
residents (Ol well in terms of community style environ However, it is have a negati deteriorate o impacts over	of increas / buildings ment. This s recognis tive effect ver time if	ing acces might als performs ed that th (Objective the Coun	s to serv so provic s well in e retent e 13) wh cil is un	ices (Ot le oppor sustain on of fa ich may able to i	bjective tunities ability te cilities a amplify nvest in	9) and re for learn rms by r t centre over th or supp	educing ing and meeting s which e longer	social de improvie the nee are no le term. T	eprivation ng skills ds of Ol onger eo he quali	n (Object through ojective conomic ty of the	ctive 10) an infor 12. ally viab	. The promote the	ovision ssroom al will also
Mitigation me	easures												
No mitigation	measure	s identifie	d.										
Option B - M	lake chan	ge to refle	ect the c	urrent n	ature of	our cen	tres and	facilitie	S.				
Short	0	+	0	0	0	0	0	0	-	+	-	-	+
Medium	0	+	0	0	0	0	0	0	-	+	-	-	+
Medium Long	0	++	0 0	0	0	0	0	0	-	++	-	-	+
	0								-		-	-	
Long	0 vould redu owledge an s recognis I allocatior ial depriva 8) in conce	+ nd educat ed that thi as such as ation (Obje	0 erall nur ion (Obj is optior s housin ective 10	0 nber of ectives could p g. This v D). It is a	0 designa 9 & 12) provide p vould pe ilso reco	0 ted cent and the positive t erform w	0 res whic need to penefits ell in ten that the	0 th could travel c by enab ms of pro there we	perform ould be ling son oviding f	+ i poorly increase for local significa	ed (Obje es to be need (C nt econo	ective 11 come av bjective omic bei	+ ss to ). vailable 2) and nefits
Long Commentary This option w services, kno However, it is for other land reducing soc (Objective 13	0 vould redu wledge an s recognis l allocatior ial depriva 3) in conce b local bus	+ nd educat ed that thi as such as ation (Obje	0 erall nur ion (Obj is optior s housin ective 10	0 nber of ectives could p g. This v D). It is a	0 designa 9 & 12) provide p vould pe ilso reco	0 ted cent and the positive t erform w	0 res whic need to penefits ell in ten that the	0 th could travel c by enab ms of pro there we	perform ould be ling son oviding f	+ i poorly increase for local significa	ed (Obje es to be need (C nt econo	ective 11 come av bjective omic bei	+ ss to ). vailable 2) and nefits
Long Commentary This option w services, kno However, it is for other land reducing soc (Objective 13 and vitality to Mitigation me To ensure tha	0 vould redu wledge an s recognis allocatior ial depriva b) in conce o local bus easures at access	+ ed that thins such as ation (Objection inesses.	0 erall nur ion (Obj is option s housin ective 10 he servi	0 mber of ectives could p g. This v D). It is a ces and	0 designa 9 & 12) provide p vould pe ilso reco facilities	0 ted cent and the positive t erform w ognised s in fewe	0 res whic need to penefits ell in terr that the er locatio	0 th could travel c by enab ms of pro- there we ons prov	- perform ould be ling som oviding f ould be iding an	+ increase for local significa	ed (Obje need to be need (C nt econo ed chan	ective 11 come av objective omic ben ce of via	+ ss to ). 2) and nefits ubility
Long Commentary This option w services, kno However, it is for other land reducing soc (Objective 13 and vitality to	0 vould redu wledge and s recognis I allocation ial depriva b local bus easures at access town.	+ ed that thins such as ation (Obje entrating t inesses. to service	0 erall nur ion (Obj is option s housin ective 10 he servi s is not	0 mber of ectives could p g. This v 0). It is a ces and so signi	0 designa 9 & 12) provide p vould pe ilso reco facilities	0 ted cent and the positive t erform w ognised s in fewe	0 res whic need to benefits ell in terr that the er locatio	0 ch could travel c by enab ms of pro- there wo ons prov	- perform ould be ling som oviding f ould be iding an	+ increase for local significa	ed (Obje need to be need (C nt econo ed chan	ective 11 come av objective omic ben ce of via	+ ss to ). 2) and nefits ubility

Medium	0	++	0	0	0	0	0	0	+/-	+/-	+/-	+/-	++
Long	0	++	0	0	0	0	0	0	+/-	+/-	+/-	+/-	++
Commentary													

This option is more difficult to assess in terms of sustainability as there are potentially positive and negative effects to this option. Access to services, knowledge and education could be negatively affected if centres become unviable (Objectives 9 & 12) and the need to travel could be increased (Objective 11).

However, this option would perform very well in terms of providing for existing and future residents (Objective 2) based on need. It also supports the local economy (Objective 13) by making the best use of land. This option could improve social deprivation by ensuring that centres which are under-performing are developed into alternative uses such as housing (Objective 10) but this is not a guaranteed solution. Centres could spiral into disrepair causing significant social deprivation.

#### Mitigation measures

To ensure that access to services is not so significantly affected so as to reduce the availability of services in particular areas of the town.

To ensure that centres do not become so degraded that they become the target of anti-social behaviour. The gradual decline of a centre would create a poor image for a local area. There would need to be pro-active agreements in place to either ensure the continued viability of a centre or the redevelopment of all/part of a centre to support the local population.

# Issue 23 - Lister Hospital

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A -</b> D	o not ide	ntify lan	d for the	future e	expansio	n of the	hospital		1	·	1		
Short	++	-	+	0	0	0	0	0	0	-	0	0	-
Medium	++		+	0	0	0	0	0	0	-	0	-	
ong	++		+	0	0	0	0	0	0	-	0	-	
Commentary													
The developr I) as wildlife isk (Objectiv hus reducing n terms of so human health night have a net <sup>(26)</sup> .	habitats e 3) <sup>(25)</sup> . g surface ocial inclu	might ot By conta water ru usivenes ive 2) ar	herwise aining de un-off. ss, this o nd social	be at gro velopme ption lim	eater ris ent within hits deve htion (Ob	k. This c n the exis lopment jective 1	option wi sting bou c of the s 0). It is a	II also pe undary th ite and t anticipat	erforms ne amou herefore ed that l	well in te nt of dev reduces imiting tl	erms of r eloped l s the sco he flexib	educing and is le ope to in ility of th	flood ssene nprove
Limits placed This option w a site which p Mitigation me	ould put provides easures	the deliv the grea	very of fi test nun	uture job	os at risk	and fail	to supp						
Limits placed This option w a site which p Mitigation me No mitigation Dption B - S	rould put provides easures measure	the delive the grea	very of fi test nun fied.	uture job	os at risk obs with	and fail in the to	to suppo wn <sup>(27)</sup> .	ort the lo	ocal ecor				
Limits placed This option w a site which p Aitigation me No mitigation	rould put provides easures measure	the delive the grea	very of fi test nun fied.	uture job	os at risk obs with	and fail in the to	to suppo wn <sup>(27)</sup> .	ort the lo	ocal ecor				
Limits placed This option w a site which p Aitigation me No mitigation Dption B - S	rould put provides easures measure	the deliv the grea es identi I land to	very of fi test nun fied.	h of the	bs at risk obs with	and fail in the to ospital fo	to suppo wn <sup>(27)</sup> . or future	expansi	on.	nomy (O	bjective	s 12 and	l 13) a
Limits placed This option we a site which p Aitigation me No mitigation <b>Option B -</b> S Short	rould put provides easures measure	the deliv the grea es identi l land to +	very of fi test nun fied.	uture job nber of jo h of the 0	bs at risk obs with Lister Ho	and fail in the to ospital fo	to suppo wn <sup>(27)</sup> . or future	expansi	on.	10my (O	bjective:	s 12 and	1 13) a

- 27 Stevenage Employment Capacity Update, 2010.28 Stevenage SFRA 2009 & 2013.

issues associated with areas of deprivation, such as teenage pregnancy, obesity and smoking related deaths<sup>(29)</sup>. This option also improves the potential availability of local jobs, supporting the local economy and health infrastructure (Objectives 12 and 13).

Mitigation measures

Ensure that areas protected for their value in terms of biodiversity are not safeguarded for development.

29 As evidenced in the Baseline Review, See SEA Scoping Report 2013.

# Issue 24 - Leisure and Culture

					Su	stainab	ility Ob	jectives	;				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Identified op are still viable		support the	e moder	nisation	of leisu	re and c	ultural f	acilities	where a	ssessm	ents illus	strate th	at sites
Short	0	+	0	0	0	0	0	0	++	++	++	0	+
Medium	0	++	0	0	0	0	0	0	++	++	++	0	+
Long	0	++	0	0	0	0	0	0	++	++	++	0	+
Commentary													
Our approach sites are still y future resider reducing soci locations as t As growth op of the local pl of facilities re	viable. Th hts (Objec al depriva his reduce tions are c an and th	his option tive 2). Th tion (Objects the need developed e accomp	perform his option ective 10 ed to tra d we will panying,	ns well ir n also pe 0). We w vel (Obj assess evolving	terms of erforms vill continective 1 the town g sustain	of huma well in te nue to se 1). n-wide s nability a	n health erms of i upport th upply of appraisa	and pro ncreasin ne provis leisure I. It will I	oviding for ng accession of r and cult	or the ness to ser new facil ural facil ssary to	eeds of o vices (O ities in a lities in f assess	existing bjective accessib uture ite the distr	and 9) and le rations ibution
Mitigation me	asures												
No mitigation	measure	s identifie	d.										

## Issue 25 - Education

					Su	stainab	ility Obj	jectives	5				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Identified op required to m			e moder	nisation	ofeduc	ational f	acilities	where a	issessm	ents illu	strate th	at sites	are still
Short	0	+	0	0	0	0	0	0	++	++	+	++	++
Medium	0	+	0	0	0	0	0	0	++	++	+	++	++
Long	0	+	0	0	0	0	0	0	++	++	+	++	++
Commentary													
This option pe 2). This option (Objective 10 to travel (Objective 10) The improver which aim to The County (	n also per ). We will ective 11) nent in qu improve a	forms wel continue t adity and a access to	l in term to suppo access f knowled	s of incr rt the pr to educa lge and	easing a ovision tional fa support	access to of new fa acilities a the loca	o service acilities i Iso deliv I econor	es (Obje n acces vers pos my.	ctive 9) a sible loc	and redu ations as terms c	ucing so s this red of Object	cial depr duces th tives 12	rivation le need and 13
within the exi local plan and Mitigation me	sting towr d the acco easures	n. As grow ompanying	/th optio g, evolvi	ns are c	levelope	ed we wi	llasses						
No mitigation	measure	s identifie	d.										

### Issue 26 - Green Belt

					5	Sustaina	ability O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A</b> - G attempt to fu								een Belt	within S	tevenag	e Borou	gh and c	lo not
Short	++	-	0	+	0	0	0	0	+	-	+	-	-
Medium	++	-	0	+	0	0	0	0	+		+	-	-
Long	++	-	0	+	0	0	0	0	+		+	-	-
Commentary	,												
growth. In thi imited provis deprivation/a It is consider does not sup	sion of lar affordable ed that th pport the l	nd for ho housing is option	ousing, e g issues n does no	mploym in the B	ent and orough ( ve acces	other se Objectiv	ervices (( ve 10).	Objective	e 2) and,	therefo	re, does	not add	ress
Mitigation me													
		ion of no	iabbour	ing dictr	ioto to m	oot hour	sing don	and					
Will require o	co-operat Give priori	ty to full	y meetin	ig the ob	jectively	assess	ed need	s of Stev					
Will require of Option B - Grolling back of the second sec	co-operat Give priori	ty to full	y meetin	ig the ob	jectively	assess	ed need	s of Stev					
Will require of Option B - G Colling back of Short	co-operat Give priori	ty to full er Greer	y meetin n Belt bo	ig the ob	ojectively (i.e. relea	assess asing lar	ed need nd from t	s of Stev he Gree		o allow o		nent to h	apper
Will require of Option B - Grolling back of Short Medium	co-operat Give priori	ty to fully er Greer ++	y meetin n Belt bo 0	ig the ob	ojectively (i.e. relea	assess asing lar 0	ed need nd from t	s of Stev he Gree 0		o allow o		nent to h	apper +
Will require of Option B - G rolling back of Short Medium Long	co-operat Give priori of the inno - -	ty to full er Greer ++ ++	y meetin n Belt bo 0 0	ig the ob	ojectively (i.e. relea 0 0	assess asing lar 0 0	ed need nd from t 0	s of Stev he Gree 0 0		> allow o + ++	levelopn 	nent to h + +	apper + +
Will require of Option B - G rolling back of Short Medium Long Commentary This option p this does not appropriate h (Objectives 1 However, it is of protecting Stevenage u term (Objecti	co-operat Give priori of the inner - - - - - - - - - - - - -	ty to fully er Green ++ ++ + vell for th r needs i provision sed that ity (Obje a could re	y meetin n Belt bo 0 0 0 he needs in the lor (Object this opti	g the ob undary ( - - - s of exis ng term, ive 10), on will re and bioo	i,e. relea	assess asing lar 0 0 0 future ro the plar vide grea e develo (Objecti	ed need nd from t 0 0 0 esidents n period. ater oppo	s of Stev he Gree 0 0 0 (Objecti This opt ortunities	n Belt) to  - - - - - - - - - - - - - - - - -	hough it reduce c bloymen	evelopn  - : is ackno leprivation t and ec performs at the pe	poorly in riphery of	d that growt

Will require co-operation of neighbouring districts to meet housing demand.

To ensure the timely provision or expansion of local services in areas of significant growth.

					S	Sustaina	bility O	bjective	S				
<b>Option C</b> - 0 the rolling ba 'safeguarded	ick of the	inner G	reen Bel	t bounda	ary (i.e. i	releasing	g land fro	om the G					
Short	-	+	0	-	0	0	0	0		+		+	+
Medium	-	++	0	-	0	0	0	0	-	++	-	++	++
Long	-	++	0	-	0	0	0	0	-	++	-	++	++
Commentary	,												
opportunities This option p affordable ho beyond the p that these por However, the development (Objective 1) services and	performs v omes (Ob lan period psitive effo ere are re t of green o. The dev	well in te jective 1 d will also ects will percuss ifield lan velopme	erms of p 0). It is o o provide be partic ions to t d which nt of lan	providing consider greater cularly fe his appro perform d at the	of for futu red that f employ elt over t oach. As s poorly peripher	re reside the relea ment op he longe s with Op in terms y of the	ents (Ob ase of lar portunitio er term. otion B, i s of prote Stevena	jective 2 rger sect es, supp it is reco ecting so age urba	) and co tions of I orting the gnised t il quality n area c	hat this of the could red	ver a larg essentia conomy contion w ive 4) a	I develo It is reco It requir It requir	pment ognised e the versity
Mitigation me	easures												
To ensure th	e timely p	provision	or expa	insion of	local se	ervices ir	n areas o	of signific	cant grov	wth.			

# Issue 27 - Sustainability Standards

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A -	Jse Code	for Sus	tainable	Homes/	BREEA	M stand	ards.						
Short	0	+/-	+	0	+	+	0	0	0	-	0	0	0
Medium	0	+/-	+	0	+	+	0	0	0	-	0	0	0
Long	0	+/-	+	0	+	+	0	0	0	-	0	0	0
Commentar	y		1				1				1	1	
This approa 3), increasir However, it i of homes bu	ig recyclir s recognis	ng (Objeo sed that l	ctive 5) a higher qu	and max uality bui	imising i ild techn	renewab iques co	le energ uld affec	y product	ction (Ol	ojective	6).		-
Mitigation m	easures												
Ensure viab	ility is not	compro	mised a	nd build	more aff	fordable	homes.						
Option B - S	Set local t	argets fo	or renew	able ene	ergy and	low car	bon tech	nologies	S.				
Short	0	+/-	+	0	0	++	0	0	0		+	0	0
Medium	0	+/-	+	0	0	++	0	0	0		+	0	0
Long	0	+/-	+	0	0	++	0	0	0		+	0	0
Commentar	у												
The effects demands at 10.	the local												
Mitigation m													
Ensure viab	-	-											
Option C - S		1	water co	1	1	1		1					1
Short	0	+/-	++	0	0	0	0	0	0	-	0	0	0
Medium	0	+/-	++	0	0	0	0	0	0	-	0	0	0
Long	0	+/-	++	0	0	0	0	0	0	-	0	0	0
Commentar	-				d that hi	gher qua	ality buil	d technio	ques cou	uld affect	t viability		
It is recognis conservation could reduce	n (Objecti				could in	npact ne	gatively	against	Objectiv	es 2 &	0.		
conservation	n (Objecti e the num				could in	npact ne	gatively	against	Objectiv	es z & i	0.		

					5	Sustaina	bility O	bjective	S				
Option D - L	Jse highe	er emissi	ons stan	dards th	nan builc	ling regu	llations.						
Short	0	+/	0	0	0	++	0	0	0		0	0	0
Medium	0	+/	0	0	0	++	0	0	0		0	0	0
Long	0	+/	0	0	0	++	0	0	0		0	0	0
Commentary	/	1	I	L	I	1	1	I	I	I	1	1	
This approad 3), increasin However, it i significantly Objectives 2	g recyclir s recogni affect vial	ng (Objeo sed that	ctive 5) a the requ	and max	imising i	renewab d technic	le energ ques higl	y produ	ction (Of the curr	pjective	6). onal star	ndard co	uld
Mitigation m	easures												
Ensure viabi	lity is not	compro	mised ar	nd build	more af	fordable	homes.						
Option E - I	ntroduce	local tar	gets or s	tandard	s for mo	re than o	one or al	I of thes	e things				
Short	0	+/-	++	0	+	++	0	0	0	-	+	0	0
Medium	0	+/-	++	0	+	++	0	0	0	-	+	0	0
Long	0	+/-	++	0	+	++	0	0	0	-	+	0	0
Commentary	/	1	<u> </u>		1	]	1	<u> </u>	1	1	1	1	<u> </u>
As a combin Viability of de negative imp	evelopme	ent is a k	ey area	of conce	ern and t	the Cour	ncil shou	ld ensur					
Mitigation m	easures												
Ensure viabi	lity is not	compro	mised ar	nd build	more af	fordable	homes.						
Option F - D	o not intr	roduce lo	ocal targ	ets or st	andards	and rely	/ on nati	onal sta	ndards a	nd/or e	kisting gu	uidance.	
Short	0	+	+	0	+	+	0	0	0	0	+	0	0
Medium	0	+	+	0	+	+	0	0	0	0	+	0	0
Long	0	+	+	0	+	+	0	0	0	0	+	0	0
	/												•
Commentary					untningh	ility The	Council	is able	to meet	Governi	nent tar	gets whil	<b>a</b> t
						inty. The						-	SI
Commentary This approad exposing de Mitigation m	velopmer											-	SI

# Issue 28 - Open Space Designations

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - To	o carry fo	orward th	ne Distrio	ct Plan a	llocatior	ns uncha	inged.						
Short	+	+/-	0	0	0	0	0	+	0		0	0	0
Medium	+	+/-	0	0	0	0	0	+	0		0	0	0
Long	+	+/-	0	0	0	0	0	+	0		0	0	0
Commentary													
This approac that work wel	I (Object	ives 1, 2	& 8).	-	·	·				-			-
However, this terms since 2 years.													
It is also reco restrict oppor						nd whicl	n has no	t been a	ssessec	l, in qual	litative te	erms, wo	ould
Mitigation me	asures												
Ensure that t	he desigi	nations a	are appr	opriate a	and of hi	gh quali	ty for ma	iximum l	biodivers	sity aims			
<b>Option B -</b> To circumstance		ward the	approa	ch in the	draft LD	F docum	ients an	d make a	any nece	essary ch	nanges t	o reflect	curre
Short	++	++	0	0	0	0	0	+	0	+	0	0	0
Medium	++	++	0	0	0	0	0	+	0	+	0	0	0
Long	++	++	0	0	0	0	0	+	0	+	0	0	0
Commentary													
This option p areas worthy no longer per	of protec	tion, en	sure that	t new are	eas are i								
Vitigation me	asures												
None identifie	ed.												
<b>Option C</b> - A	s Option	B but al	so prote	ct small	er areas	of open	space.						
	++	++	0	0	0	0	0	++	0	+	0	0	0
Short			•	0	0	0	0	++	0	+	0	0	0
Short Medium	++	++	0	Ŭ								Ŭ	0
	++ ++	++	0	0	0	0	0	++	0	+	0	0	0

#### Sustainability Objectives

no longer perform well in terms of biodiversity. It is recognised that this option performs best, against alternative options, in terms of protecting local character designations (Objective 8).

Mitigation measures

None identified.

# Issue 29 - Heritage Assets

					S	Sustaina	bility O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Option A - In	clude lo	cal polici	es to he	lp deter	mine ap	plication	s that af	fect herit	age ass	ets.			
Short	0	+	0	0	0	0	++	++	0	0	0	0	0
Medium	0	+	0	0	0	0	++	++	0	0	0	0	0
Long	0	+	0	0	0	0	++	++	0	0	0	0	0
Commentary								<u>.</u>					
It is considere of buildings a													
Mitigation me	asures												
To ensure that	at there is	s no rep	etition of	nationa	al guidan	ce.							
Option B - D	o not inc	lude loc	al policie	es and re	ely on na	ational g	uidance	and legis	slation ir	nstead.			
Short	0	+	0	0	0	0	++	+	0	0	0	0	0
Medium	0	+	0	0	0	0	++	+	0	0	0	0	0
Long	0	+	0	0	0	0	++	+	0	0	0	0	0
Commentary		1											
Whilst this op guidance doe 8.													
Mitigation me	asures												
To ensure that	at local p	olicy is r	obust ar	nd afford	led maxi	mum we	eight in th	he plann	ing deci	sion pro	cess.		



# iii . The Matrix Tables - Assessment of Identified Housing Sites

The Stevenage Borough Local Plan Sustainability Appraisal

# iii The Matrix Tables - Assessment of Identified Housing Sites

## Site 001: Shephall View

	Sustainability Objectives													
	1	2	3	4	5	6	7	8	9	10	11	12	13	
Site 001 - St	nephall V	iew.												
Short	-	+/-	-	+/-	-	0	0	0	0	+	+/-	0	+	
Medium	0	0	-	0	-	0	0	0	0	+	+/-	0	0	
Long	0	0	-	0	-	0	0	0	0	+	+/-	0	0	
Commentary	/				•		1							
Site would p		ditional	homes i	n the she		This wil							de	
Site would propportunities Loss of green analysis show Site is well lo	s for peop nfield site ws poten	ditional l ble to live will dec tial for co	homes in and wo crease p ontamin	n the sho ork in the ermeabi ation wh	ort term. e town. C lity altho ich woul	This wil Ongoing ough the Id be ren	benefits site is no	from re- ot in clos	letting o e proxir	f afforda nity to a	ible hous n area o	sing.		
opportunities Loss of green analysis show	s for peop nfield site ws poten ocated - ir	ditional l ble to live will dec tial for co	homes in and wo crease p ontamin	n the sho ork in the ermeabi ation wh	ort term. e town. C lity altho ich woul	This wil Ongoing ough the Id be ren	benefits site is no	from re- ot in clos	letting o e proxir	f afforda nity to a	ible hous n area o	sing.		
opportunities Loss of greed analysis sho Site is well lo	s for peop nfield site ws poten ocated - ir easures Urban Dr	ditional l ole to live will dec tial for co n close p rainage \$	homes in and wo crease p ontamin proximity	n the sho ork in the ermeabi ation wh v to a loc	ort term. e town. C lity altho ich woul cal centre	This wil Ongoing ough the Id be ren	benefits site is no nediated	from re- ot in clos I as a res	letting o se proxir sult of de	f afforda nity to a evelopm	ble hous n area o ent.	sing. f flood ri	sk. Siti	
opportunities Loss of green analysis show Site is well lo Mitigation me Sustainable	s for peop nfield site ws poten ocated - in easures Urban Dr risk of flo	ditional l ble to live e will dec tial for co n close p rainage \$ poding.	homes in e and wo prease p ontamin proximity Systems	n the sho ork in the ermeabi ation wh v to a loc	ort term. e town. C lity altho ich woul al centre ) should	This wil Ongoing ough the ld be ren	benefits site is no nediated	from re- ot in clos l as a res	letting o se proxir sult of de	f afforda nity to a evelopm opment	ble hous n area o ent.	sing. f flood ri	sk. Siti	

## Site 003: Ferrier Road

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 003 - Fe	rrier Roa	id.					1					1	
Short	-	+/-	-	-	-	0	0	0	0	+	-	0	+
Medium	0	0	-	0	-	0	0	0	0	+	-	0	0
Long	0	0	-	0	-	0	0	0	0	+	-	0	0
Commentary													
and commun the short term Site would pr opportunities Loss of greer	n but the ovide ad for peop nfield site	n no furt ditional l le to live will dec	her impa nomes ir and wo crease p	act. n the sho rk in the ermeabi	ort term. town. C lity altho	This wil Dingoing ugh the	l increas benefits site is ne	e acces from re- ot in clos	s to affo letting o se proxir	rdable ho f afforda nity to ar	omes ar ble hous n area o	nd provic sing. f flood ri	le sk.
Site is in a su may increase													5 1100
	locally.												<u>s mou</u>
may increase	e locally. easures		ure that t	he deve	lopment	of the s	ite does	not incre	ease the	e risk of f	looding.		
may increase Mitigation me	e locally. easures I be used	d to ensu			•						looding.		

## Site 004: Pond Close

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 004</b> - Po	nd Close	Э.											
Short	+	+	+	+	0	+	+/-	+/-	0	+	+	0	+/-
Medium	+	0	+	0	0	+	+/-	+/-	0	+	+	0	+/-
Long	+	0	+	0	0	+	+/-	+/-	0	+	+	0	+/-
Commentary													
Development buildings wou Site analysis Site is current The site is loc reliance upon The site curre permeability a	IId make shows p ated with private antly cont and enha	a positi otential as emploinin the C motor tra- cains ver	ve contri for conta oyment   old Town ansport a y few pe	bution to amination land. De and has and deci rmeable	o the are n which velopme exceller rease in	ea. would be ent of the nt access /out com	e remed e site wo s to loca imuting.	iated as ould resu I facilities	a result It in the s and pu	of devel loss of th blic trans	opment. nis use. sport. Th	is could	reduce
Mitigation me	asures												
Development	should I	be desig	ned to e	nhance	the Con	servatio	n Area.						

#### Site 005: Snooker Club

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 005 - Sn	ooker Cl	ub.											
Short	+	+	+	+	0	+	+/-	+/-	0	+	+	0	+
Medium	+	0	+	0	0	+	+/-	+/-	0	+	+	0	+
Long	+	0	+	0	0	+	+/-	+/-	0	+	+	0	+
Commentary													
Site is located surrounding C area. The site is loc reliance upon The site curre	ated with private	ation Are hin the O motor tra tains ver	a and th Id Town ansport. y few pe	e setting and has rmeable	g of the a	adjacent nt acces	listed bu	ildings v	vould ma s and pu	ake a pos blic trans	sitive co sport. Th	ntribution iis could	n to the reduce
permeability a				•									
Mitigation me	asures												
Development setting of the				nhance	the adja	icent Co	nservatio	on Area	and sho	uld not b	be detrim	nental to	the

#### Site 107: Ken Brown Car Showroom

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 107 - Ke	n Brown	Car Sho	owroom.						-			1	
Short	+	+	+	+	0	0	0	0	0	0	0	0	-
Medium	+	0	+	0	0	0	0	0	0	0	0	0	0
Long	+	0	+	0	0	0	0	0	0	0	0	0	0
Commentary													
Site would pro considered to The site curre permeability a	o small t ntly cont	to registe ains no p	er any si bermeab	gnifican le areas	t effect i	n terms o	of afford	able hou	ising pro	vision.			
Site analysis	shows p	otential	for conta	iminatio	n which	would be	e remedi	iated as	a result	of devel	opment.		
Site is current	lly used	as empl	oyment I	and. De	velopme	ent of the	e site wo	uld resu	It in the	loss of th	nis use.		
Mitigation me	asures												
None identifie	ed.												

### Site 123: The Forum Car Park

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 123 - The	e Forum	Car Par	ĸ.	<u> </u>	1	1	1	<u> </u>	1	<u> </u>	1	1	
Short	0/+	+/-	+	+	-	0	0	+	+	+	++	0	++
Medium	0/+	+/-	+	0	-	0	0	+	+	+	++	0	++
Long	0/+	+/-	+	0	-	0	0	+	+	+	++	0	++
Commentary								-					
The site consi would significa									t which i	ncluded	landsca	ping and	SUDS
Development to the commu									isting pa	rking co	uld redu	ce acce	ssibility
Site analysis	shows p	otential f	for conta	aminatio	n which	would be	e remedi	iated as	a result	of devel	opment.		
There would b	pe a loca	alised inc	crease ir	n domes	tic waste	e/refuse	creation						
The site is loca of place.	ated on a	a promin	ent corn	er plot. V	Vell desi	gned de	velopme	ent could	create lo	ocal disti	nctivene	ess and a	a sense
Site would pro													le
The site is loca transport links commuting.													
Development	would si	upport the	e regene	eration o	f the tow	n centre	and help	to creat	e a local	market	for local	goods/se	ervices
Mitigation mea	asures												
Development	should I	be desig	ned to n	ninimise	waste p	roductio	n and m	aximise	recyclin	g.			
		ıg if requ	.ine d										

## Site 125: Stevenage Leisure Park

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 125 - Ste	evenage	Leisure	Park.		1								
Short	0/+	+/-	+	+	-	0	0	+	+	+	++	0	++
Medium	0/+	+/-	+	0	-	0	0	+	+	+	++	0	++
Long	0/+	+/-	+	0	-	0	0	+	+	+	++	0	++
Commentary													
The site cons would signific									nt which	included	landsca	iping and	dSUD
Development to the commu									isting pa	arking co	uld redu	ce acce	ssibility
Site analysis	shows p	otential	for conta	aminatio	n which	would be	e remedi	iated as	a result	of devel	opment.		
There would	be a loca	alised inc	crease ir	n domes	tic waste	e/refuse	creation	-					
The site is loc of place.	ated on a	a promin	ent corn	er plot. \	Vell desi	gned de	velopme	ent could	create l	ocal dist	nctivene	ess and a	a sense
Site would pr opportunities											omes ar	nd provid	le
affordable ho	using.												
The site is loc transport links commuting.													
Development	would su	upport th	e regene	eration o	f the tow	n centre	and help	to creat	e a local	I market	for local	goods/se	ervices
Mitigation me	asures												

#### Site 126: Park Place

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 126 - Pa	rk Place				1	1	1			1	1		
Short	0	+	+	+	?	0	+/-	+	+	0	++	0	++
Medium	0	+	+	0	?	0	+/-	+	+	0	++	0	++
Long	0	+	+	0	?	0	+/-	+	+	0	++	0	++
Commentary													
Development landscaping c							er flood	risk. Like	ely to be	insuffici	ent spac	e for an	y
Development	would e	ncourage	e localise	ed popul	ation gro	wth and	would in	crease a	accessib	ility to the	e town ce	entre's fa	cilities.
Site analysis	shows p	otential	for conta	minatio	n which	would be	e remedi	iated as	a result	of devel	opment.		
Uncertain who	ether the	ere would	d be a lo	calised	increase	e in wast	e/refuse	creatior	n as the	site is cu	irrently c	levelope	d and
Site is located whereas poor							l develop	oment co	ould enh	ance the	e Conser	vation A	rea
Development services for n			ed mixed	d use sc	heme co	ould crea	ate a ser	ise of pla	ace. Exc	ellent ac	ccess to	town ce	ntre
The site is loc transport links commuting.													
Development	would su	upport th	e regene	eration o	f the tow	n centre	and help	to creat	e a local	market	for local (	goods/se	ervices.
Site is conside	ered too	small to	o register	any sig	nificant	effect in	terms of	fafforda	ble hous	ing prov	ision.		
Mitigation me	asures												
High standard	d of desi	gn shoul	ld be req	uired.									
Mixed use scl	heme re	quired.											

### Site 128: Town Centre West

				1	1	1	ability O	-	1	<u></u>	1		1
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 128 - To	wn Cent	re West.											
Short	+	++	+	+	-	0	+/-	+	+	++	++	0	++
Medium	+	++	+	0	-	0	+/-	+	+	+	++	0	++
Long	+	++	+	0	-	0	+/-	+	+	+	++	0	++
Commentary	1												
Developmen is currently la				ould pro	vide opp	oortunitie	es to intro	oduce el	ements	of lands	caping to	o an area	a which
Developmen	t which u	tilised S	UDS wo	uld redu	ice surfa	ice wate	r flood ris	sk.					
Developmen provision of a									. Mixed	use sch	eme wou	uld incre	ase the
Likely that th	ere woul	d be a lo	calised	increase	e in wast	e/refuse	creation	۱.					
Site is locate whereas poo							d develop	oment c	ould enh	ance the	e Conse	rvation A	Area
Developmen to town centr		-			eme cou	uld creat	e a sense	e of plac	e on a si	gnificant	scale. E	xcellent	access
Site would propportunities													le
The site is loc transport link commuting.													
Developmen for local good			ne reger	eration	of the to	wn centr	re on a si	ignifican	t scale a	and help	to create	e a local	market
Mitigation me	easures												
Mixed use so	cheme re	quired.											
High standar	d of desi	gn shoul	d be rec	quired.									
Developmen	t should	be desig	ned to n	ninimise	waste p	oroductic	on and m	aximise	recyclin	g.			

#### Site 129: The Forum Retails Units

					5	Sustaina	ability O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 129 - Th	e Forum	Retail L	Jnits.	1									
Short	+/0	+	+	+	?	0	0	+	+	+	++	0	+/-
Medium	+/0	+	+	0	?	0	0	+	+	+	++	0	+/-
Long	+/0	+	+	0	?	0	0	+	+	+	++	0	+/-
Commentary													
Development included SUD	S would	reduce	surface	water flo	ood risk.		-			-			
Development accessibility t							ed use s	cheme \	would in	crease th	ne provis	sion of a	nd
Land is previo Uncertain wh										loped la	nd withir	n the tow	/n.
Development access to tow		-				ould cre	ate a se	nse of p	lace on	a signific	cant scal	e. Excel	lent
Site would pro													le
The site is loc transport links commuting.													
Development Existing retail to ensure that	units are	e design	ated as										
Mitigation me	asures												
Mixed use sc	heme re	quired to	allow re	etention	of prima	ary retail	frontage	Э.					
High standard	d of desi	gn shoul	ld be req	uired.									
0				ninimise									

## Site 131: Southgate Car Park

					5	Sustaina	ability O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 131 - Sc	outhgate	Car Parl	٢.	1									
Short	+/0	+/-	+	+	-	0	+/-	+	+	0	++	0	++
Medium	+/0	+/-	+	0	-	0	+/-	+	+	0	++	0	++
Long	+/0	+/-	+	0	-	0	+/-	+	+	0	++	0	++
Commentary	,												
The site cons would signific									nt which i	included	landsca	ping and	SUDS
Development to the commu									isting pa	arking co	uld redu	ce acce	ssibility
There would	be a loca	alised in	crease in	n domes	tic wast	e/refuse	creation						
Site is locate whereas poo							d develoj	oment c	ould enh	ance the	e Conse	rvation A	Area
Well designe centre servic		•		o to crea	ate local	distincti	veness a	and a se	nse of p	lace. Ex	cellent a	ccess to	town
Site is consic borough.	lered too	small to	have a	significa	ant effec	t with re	gard to tl	he provi	sion of a	ffordable	e housin	g within	the
The site is loc transport link commuting.													
Development	would s	upport th	e regene	eration o	f the tow	n centre	and help	o to crea	te a local	I market	for local	goods/se	ervices
Mitigation me	easures												
Mixed use so	heme re	quired.											
High standar	d of desi	gn shoul	ld be rec	quired.									
Developmen	t should	be desig	ned to n	ninimise	waste p	oroductio	on and m	aximise	recyclin	g.			

## Site 132: Multi Storey Car Park

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 132 - M	lulti Store	y Car Pa	ark.										
Short	0/+	+/-	+	+	-	0	+/-	+	+	+	++	0	++
Medium	0/+	+/-	+	0	-	0	+/-	+	+	+	++	0	++
Long	0/+	+/-	+	0	-	0	+/-	+	+	+	++	0	++
Commentar	y												
Developmer biodiversity. Developmer to the comm The site is p within the to There would Site is locate whereas poo Well designe Excellent ac Site would p opportunities	nt would e lunity, cult reviously wn. I be a loca ed adjace orly desig ed develo cess to to rovide ad	encourag tural and develop alised ind nt to a C ned deve pment co pwn cent	le localis I recreat ed land. crease ir conserva elopmer ould help re servic homes ir	ed populional fac Develop n domes at could of p to creation of the creation of	ulation gr cilities of oment w tic waste a. Well o detract fr ate local ew resid	rowth. The town rould the e/refuse designed rom it. distinctiv lents. This wil	he loss on centre. refore proceed of the centre of the cen	of the ex rioritise t oment co and a se e acces	isting pa he use o buld enh nse of p s to affo	orking co of previo ance the lace. rdable h	uld redu usly dev e Conse omes ar	rvation A	ssibilit and Area
The site is lo transport linl commuting.													
Developmer	it would si	upport th	e regene	eration o	f the tow	n centre	and help	to creat	e a local	market	for local	goods/se	ervices
Mitigation m	easures												
Mixed use s	cheme we	ould help	o to incre	ease acc	ess to s	ervices.							
High standa	rd of desi	gn shoul	ld be rec	quired.									
Developmer	nt should	be desig	ned to n	ninimise	waste p	roductio	n and m	aximise	recyclin	g.			
									•	•			

#### Site 133: Car Park behind M & S

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 133</b> - Ca	ar Park b	ehind M	& S.			1		1					
Short	0/+	+/-	+	+	-	0	0	+	+	0	++	0	++
Medium	0/+	+/-	+	0	-	0	0	+	+	0	++	0	++
Long	0/+	+/-	+	0	-	0	0	+	+	0	++	0	++
Commentary	/												
Developmen biodiversity.	t which ir	ncluded	landsca	ping and	I SUDS \	would sig	gnificant	ly reduc	e surfac	e water i	flood risł	k and im	prove
Developmen to the comm									isting pa	arking co	uld redu	ce acce	ssibilit
The site is privile within the tow											usly dev	eloped l	and
Well designe This would b												nse of p	lace.
Excellent ac	cess to to	wn cent	re servi	ces for n	ew resid	ents.							
Site is consid	dered too	small to	o registe	r any sig	nificant	effect in	terms of	f afforda	ble hous	sing prov	vision.		
The site is loc transport link commuting.													
Developmen	t would si	upport th	e regen	eration o	f the tow	n centre	and help	to creat	e a local	market	for local	goods/se	ervices
Mitigation m	easures												
Developmen	t should	be desig	ined to r	ninimise	waste p	roductio	n and m	aximise	recyclin	g.			

## Site 135: North West Queensway Units

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 135 - No	orth West	Queens	sway Un	its.			1	1			1	1	
Short	0/+	+	+	+	?	0	0	+	+	0	++	0	+/-
Medium	0/+	+	+	0	?	0	0	+	+	0	++	0	+/-
Long	0/+	+	+	0	?	0	0	+	+	0	++	0	+/-
Commentary	,												
Developmen included SUI							g and im	prove bi	odiversi	ty on the	e site. A s	scheme	which
Developmen accessibility							ed use s	cheme v	vould ind	crease th	ne provis	ion of a	nd
Land is previ town. Uncert													
Developmen centre servic				d use sc	heme co	ould help	to creat	te a sen	se of pla	ice. Exc	ellent ac	cess to f	own
Site is consid	lered too	small to	registe	r any sig	nificant	effect in	terms of	f afforda	ble hous	ing prov	rision.		
The site is loc transport link commuting.													
Developmen Existing retai to ensure the	l units ar	e design											
Mitigation me	easures												
Mixed use so	heme re	quired to	allow r	etention	of prima	ary retail	frontage	e.					
withen use st													

## Site 136: South West Queensway Units

					\$	Sustaina	ability O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 136 - S	South Wes	t Queen	sway Ur	nits.									
Short	0/+	+	+	+	?	0	+/-	+	+	0	++	0	+/-
Medium	0/+	+	+	0	?	0	+/-	+	+	0	++	0	+/-
Long	0/+	+	+	0	?	0	+/-	+	+	0	++	0	+/-
Commenta	ry												
included SU Developme accessibility Land is pre- town. Unce Site is locat appearance Developme centre servi Site is cons The site is lo transport lin commuting. Developme Existing reta to ensure th	nt would fa y to, comm viously dev rtain wheth ed partially e of the Co int of a wel ices for ne idered too pcated in a iks. Develo	acilitate nunity, cu veloped. ner wast / within a nservati I design w reside small to highly s opment v upport th e design	localised ultural ar Develo e/refuse a Conse on Area ed mixe ents. o registe sustainal vould be ue regene ated as	d popula nd recre pment w produc rvation A d use so d use so r any sig ble locat well pos	tion grov ational fa vould the tion wou Area. Se cheme co gnificant ion with o sitioned f	wth. Mix acilities. erefore p Id increa nsitively ould help effect in excellen to reduce	rioritise t ase if site designed to to creat terms of t access e car dep and help	the use was re d develo te a sen f afforda to the to bendenc	of previc -develop opment o se of pla ble hous wn centr y among te a loca	ously dev bed as it could enl ace. Exc sing prov re's facili jst reside I market	veloped is curren nance the ellent ac vision. ties, sen ents and for local	land with ntly occu e charac cess to vices and decreas goods/se	nin th upied. cter an town d pub se in/c
Mitigation n	neasures												
Mixed use s	scheme re	quired to	o allow r	etention	of prima	ary retail	frontage	9.					
Developme	nt should l	be desig	ned to r	ninimise	waste p	productio	on and m	aximise	recyclin	ıg.			
				equired									

## Site 138: Staples

					5	Sustaina	ability O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 138 - St	aples.			<u> </u>				1			•		,
Short	+	+	+	+	-	0	0	+	+	0	++	0	+/-
Medium	+	+	+	0	-	0	0	+	+	0	++	0	+/-
Long	+	+	+	0	-	0	0	+	+	0	++	0	+/-
Commentary	,					•					1		
Developmen biodiversity.	t which ii	ncluded	landscap	oing and	SUDS	would sig	gnificant	ly reduc	e surfac	e water	flood risł	c and im	prove
biodiversity.													
Developmen accessibility							ed use s	cheme v	would ind	crease th	ne provis	sion of a	nd
Site analysis	shows p	otential	for conta	aminatio	n which	would b	e remedi	iated as	a result	of deve	opment.		
The site is pr within the tov		develop	ed land.	Develo	pment w	ould the	refore pr	rioritise	the use o	of previo	usly dev	eloped l	and
The develop	ment of r	new hom	ies would	d result	in a loca	lised inc	rease in	waste/r	efuse cr	eation.			
Well designe	d develo	pment c	ould crea	ate a sp	ace/buil	ding whi	ch worke	ed well a	and helpe	ed to cre	ate a se	nse of p	lace.
Excellent acc	cess to to	own cent	re servic	es for n	ew resid	lents.							
Site is consid	lered too	small to	o register	r any sig	nificant	effect in	terms of	f afforda	ble hous	sing prov	vision.		
The site is loo transport link commuting.													
Developmen However, miz use on the si	ked use (												
Mitigation me	easures												
Developmen	t should	be desig	ned to n	ninimise	waste p	oroductio	on and m	aximise	recyclin	g.			

#### Site 141: Matalan

					S	ustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 141 - Ma	atalan.	<b>-</b>					1	<u></u>	,			1	
Short	+	+	+	+	-	0	0	+	+	+	++	0	+/-
Medium	+	+	+	0	-	0	0	+	+	+	++	0	+/-
Long	+	+	+	0	-	0	0	+	+	+	++	0	+/-
Commentary													
Development	that inco	orporated	landsca	aping and	d SUDS v	would sig	gnificantl	y increa	se perme	eability a	nd enhai	nce biod	iversity.
Development accessibility f							ed use s	cheme v	vould ind	crease th	ne provis	sion of a	nd
Site analysis	shows p	otential	for conta	aminatio	n which	would b	e remedi	iated as	a result	of devel	opment.		
The site is pr town.	eviously	develop	ed land.	Develo	oment w	ould pric	oritise the	e use of	previou	sly deve	loped la	nd withir	n the
The developr	ment of r	new hom	es woul	d result i	in a loca	lised inc	rease in	waste/r	efuse cr	eation.			
Well designe	d develo	pment c	ould cre	ate a bu	ilding(s)/	space w	hich wo	rked we	ll and he	lped to o	create a	sense o	f place.
Excellent acc	ess to to	own cent	re servio	ces for n	ew resid	ents.							
Site would pr opportunities													le
The site is loc Development													
Development However, mix use on the sit	ked use o												
Mitigation me	asures												
Development	t should	be desig	ned to n	ninimise	waste p	roductio	n and m	aximise	recyclin	g.			
Mixed use so	heme re	quired.											

# Site 144: Car Park (North)

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 144</b> - Ca	r Park (N	lorth).			1			1				1	1
Short	0/+	+	+	+	-	+/-	0	0	+	+	++	0	+
Medium	0/+	+	+	0	-	+/-	0	0	0	+	++	0	+
Long	0/+	+	+	0	-	+/-	0	0	0	+	++	0	+
Commentary	·												
Development Development waste/refuse Location of sit future residen Site would pro opportunities	would e creation. te adjace nts. ovide ado	ncourag Int to Lyt ditional I	e local p ton Way	oopulatic and the	on growtl railway ort term.	h within t line may This will	the town result ir	n centre. In noise p Se acces	There work of the store of the	vould be having a rdable h	a localis detrime omes ar	sed incre ntal affe id provic	ease in
Mitigation me	asures												
Development	should b	be desig	ned to m	ninimise	waste p	roductio	n and m	aximise	recyclin	g.			

# Site 145: Car Park (South)

					5	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 145</b> - Ca	r Park (S	South).											
Short	0/+	+	+	+	-	+/-	0	0	+	+	++	0	+
Medium	0/+	+	+	0	-	+/-	0	0	0	+	++	0	+
Long	0/+	+	+	0	-	+/-	0	0	0	+	++	0	+
Commentary						1							
The site is loc Development Development waste/refuse Location of sit future residen Site would pro opportunities	would b would e creation te adjace nts.	e well po ncourag ent to Lyt ditional I	e local p ton Way	to redu populatic and the	nce car c on growt railway ort term.	lepender h within line may This will	ncy amo the town result ir I increas	ngst res n centre. n noise p se acces	idents a There w ollution I s to affo	nd decre vould be having a rdable h	a localis detrime omes ar	out comm sed incre ntal affe nd provic	nuting. ease in ct upon
Mitigation me	asures												
gaterine													
Development	should I	be desig	ned to n	ninimise	waste p	roductio	n and m	aximise	recyclin	g.			

## Site 149: Danesgate House

					S	Sustaina	bility O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 149 - Da	nesgate	House.								1			
Short	+	+/-	+	+	-	0	0	+	+/-	0	++	0	++
Medium	+	+	+	0	-	0	0	+	+	0	++	0	++
Long	+	+	+	0	-	0	0	+	+	0	++	0	++
Commentary	1						1						
Development and accessib impact in the Land is previo town. Development	ility to cc short ter cusly de would re	ommunity m. veloped. esult in a	y, cultura Develop a localise	al and re oment w	rould the	al faciliti refore p aste/refu	es. The rioritise t use creat	loss of t he use	he regis	try office	e would h	ave a n	egativ
Well designed Excellent acc		-					/hich wo	rked we	ll and he	lped to	create a	sense o	t plac
Site is not cor	nsidered	large er	nough to	make a	ny signif	ficant im	pact with	n regard	to afford	dable ho	ousing pr	ovision/a	acces
The site is loc Development	would b	e well po	ositioned	l to redu	ice car d	lepende	ncy amo	ngst res	idents a	nd decre	ease in/c	out comr	nuting
Development													
Development Mitigation me	asures												
		l be reta	ined or r	e-provic	led.								

#### Site 150: Twin Foxes

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 150 - Tv	vin Foxes	S.	1	I	,	1		1	I	1	1	1	
Short	+	+/-	+	+	-	0	0	+	-	0	+	0	+/-
Medium	+	+/-	+	0	-	0	0	+	0	0	+	0	+/
Long	+	+/-	+	0	-	0	0	+	0	0	+	0	+/
Commentary	,						1						
Developmen	t that inc	orporate	d landsc	aping ar	nd SUDS	S would r	educe s	urface w	ater floo	d risk ar	nd enhar	nce biod	iversi
Developmen and would no						on grow	rth but w	ould res	ult in the	loss of	the exis	ting pub	facili
Land is previ town.	ously de	veloped.	Develo	pment w	ould the	refore p	rioritise t	the use of	of previo	usly dev	veloped	land witl	nin the
Developmen	t would r	esult in a	a localise	ed increa	ase in wa	aste/refu	ise creat	tion.					
Developmen	t would r	esult in a	a localise	ed increa	ase in wa	aste/refu	ise creat	lion.					
Developmen Well designe									l and he	lped to d	create a	sense o	f plac
Well designe	d develo	pment co	ould crea	ate a bu	ilding(s)/	space w	/hich wo	rked we					
·	d develo t would r	pment co esult in t	ould crea	ate a bu	ilding(s)/	space w	/hich wo	rked we					•
Well designe	d develo t would r ity faciliti immedia	pment co esult in t ies. tely adjao	ould crea he loss o cent to e	ate a bu of the ex existing r	ilding(s)/ kisting pu neighbou	′space w ub facility rhood sl	/hich wo y and wo hops/ser	rked we buld not vices, re	therefore	e improv he need	e acces	s to all s	ervice
Well designe Developmen and commur Site located	d develo t would r ity faciliti immedia o establis	pment co esult in t ies. tely adja sh a low o	ould crea he loss o cent to e carbon e	ate a bu of the ex existing r economy	ilding(s)/ kisting pu neighbou v and cre	space w b facility rhood sl ate a loo	/hich wo y and wc hops/ser cal mark	rked we buld not vices, re et for loo	therefore ducing t	e improv he need s.	re acces to trave	s to all s I. Develo	ervice
Well designe Developmen and commun Site located would help to	d develo t would r ity faciliti immedia o establis ub facilit	pment co esult in t ies. tely adja sh a low o	ould crea he loss o cent to e carbon e	ate a bu of the ex existing r economy	ilding(s)/ kisting pu neighbou v and cre	space w b facility rhood sl ate a loo	/hich wo y and wc hops/ser cal mark	rked we buld not vices, re et for loo	therefore ducing t	e improv he need s.	re acces to trave	s to all s I. Develo	ervice
Well designe Developmen and commun Site located would help to Loss of the p	d develo t would r ity faciliti immedia o establis ub facilit easures	pment ca esult in t ies. tely adja th a low o y could h	ould creater he loss of cent to e carbon e nave a n	ate a bu of the ex existing r economy egative	ilding(s)/ kisting pu neighbou / and cre impact ir	space w b facility rhood sl ate a loo n terms o	vhich wo y and wo hops/ser cal mark of suppo	rked we buld not vices, re et for loo	therefore ducing t	e improv he need s.	re acces to trave	s to all s I. Develo	ervice

## Site 151: BP Garage, Primett Road

					s	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 151 - BP	Garage	, Primet	t Road.										
Short	-	0	0/-	0/+	0	+	0	0	0	0	++	0	+
Medium	-/0	0	0/-	0/+	0	+	0	0	0	0	++	0	+
Long	-/0	0	0/-	0/+	0	+	0	0	0	0	++	0	+
Commentary													
Site analysis	shows p	ossible	contamir	nation wl	hich wou	ıld be de	ealt with	during d	evelopm	nent.			
The site is loc reliance upon				and has	exceller	nt access	s to local	l facilities	s and pu	blic trans	sport. Th	is could	reduce
The site inclu area with ass	•						h densit	y develo	opment v	vould res	sult in th	e loss of	this
Site is not cor	nsidered	large er	nough to	make a	ny signif	ficant im	pact with	n regard	to afford	able ho	using pr	ovision/a	ICCESS.
Mitigation me	asures												
Development	which u	tilised la	ndscapi	ng and S	SUDS co	ould mitig	gate aga	inst loss	of exist	ing gras	sed area	а.	

## Site 201: Shephall Centre and adjacent amenity land

1 nall Cer 0 0 Il involv	2 ntre and -/+ 0 0	3 d adjace - -	-	5 ity land. -		7	8	9	10	11	12	13
- 0 0	-/+ 0	d adjace - -	-			1	1		1			
0	0	-	-	-								
0	-	-	_		+/-	+	0	0	+	+/-	+	0
	0		0	-	+/-	0	0	0	+	+/-	+	0
llipyoly		-	0	-	+/-	0	0	0	+	+/-	+	0
heans t ly withi and we de add	here is in a Cor Il desig	likely to nservation ned dev nomes ir	be a sm on Area a elopmen n the sho	nall local and partl nt could ort term.	lised inci ly within enhance This wil	rease in an area e the Cor I increas	this moc of archae nservationse access	le of trar eologica on Area. s to affor	nsport. I significa rdable he	ance. Ex omes an	tisting bu	uilding
ures												
surface	e water	flood ris	sk.				inst loss	of existi	ing gras	sed area	i in term	s of
lo ly ar d u	e adc people e adc people res ch uti	ese proximity eans there is within a Corn d well desig e additional h people to live res ch utilises la urface water	ese proximity to educate eans there is likely to within a Conservation d well designed dev e additional homes in people to live and wo res ch utilises landscapin urface water flood ris	ese proximity to educational fate eans there is likely to be a sm within a Conservation Area and well designed development e additional homes in the sho beople to live and work in the res ch utilises landscaping and S urface water flood risk.	ese proximity to educational facilities i eans there is likely to be a small local within a Conservation Area and part and well designed development could e additional homes in the short term. beople to live and work in the town. Conserve res ch utilises landscaping and SUDS con urface water flood risk.	ese proximity to educational facilities reducing eans there is likely to be a small localised incomposition of the small localised incomposition of the small localised incomposition of the short term. This will be additional homes in the short term. This will be ople to live and work in the town. Ongoing the small results and scaping and SUDS could mitig	ase proximity to educational facilities reducing the nee eans there is likely to be a small localised increase in within a Conservation Area and partly within an area and well designed development could enhance the Con- e additional homes in the short term. This will increas beople to live and work in the town. Ongoing benefits res ch utilises landscaping and SUDS could mitigate aga urface water flood risk.	ase proximity to educational facilities reducing the need to trave eans there is likely to be a small localised increase in this mode within a Conservation Area and partly within an area of archae nd well designed development could enhance the Conservation e additional homes in the short term. This will increase access beople to live and work in the town. Ongoing benefits from re- res ch utilises landscaping and SUDS could mitigate against loss urface water flood risk.	eans there is likely to be a small localised increase in this mode of tran within a Conservation Area and partly within an area of archaeologica and well designed development could enhance the Conservation Area. e additional homes in the short term. This will increase access to affor beople to live and work in the town. Ongoing benefits from re-letting of res ch utilises landscaping and SUDS could mitigate against loss of existing urface water flood risk.	ase proximity to educational facilities reducing the need to travel and providing eans there is likely to be a small localised increase in this mode of transport. If within a Conservation Area and partly within an area of archaeological signific and well designed development could enhance the Conservation Area. The additional homes in the short term. This will increase access to affordable h beople to live and work in the town. Ongoing benefits from re-letting of afforda res ch utilises landscaping and SUDS could mitigate against loss of existing grass urface water flood risk.	e and the source of the term. This will increase access to affordable homes and be a small localing benefits from re-letting of affordable homes and be a small be a	eans there is likely to be a small localised increase in this mode of transport. within a Conservation Area and partly within an area of archaeological significance. Existing but nd well designed development could enhance the Conservation Area. e additional homes in the short term. This will increase access to affordable homes and provid beople to live and work in the town. Ongoing benefits from re-letting of affordable housing. res ch utilises landscaping and SUDS could mitigate against loss of existing grassed area in term urface water flood risk.

## Site 209: Ex-Play Centre

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 209 - E	x-Play Ce	entre.			1	1	1	1				'	1
Short	-	+/-	-	+/-	-	+	0	0	0	+	+	0	+
Medium	0	+	-	0	-	+	0	0	0	0	+	0	0
Long	0	+	-	0	-	+	0	0	0	0	+	0	0
Commentar	y				1		1	1				1	1
Community Increase in o Site located facilities.	dwelling s	tock will	result in	small ir	ncrease	in dome:	stic wast	te produ	ction.		oublic tra	ansport to	o thes
Site would p opportunities site is too sr	s for peop	le to live	and wo										
opportunitie	s for peop nall for sig	le to live	and wo										
opportunitie site is too sr	s for peop mall for sig leasures nt which u	tilises la	and wo impact.	ng and S	town. C	Ongoing	benefits	from re-	letting o	f afforda	ble hous	sing alth	ough

#### Site 211: Bedwell Medical Centre

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 211 - Be	dwell Me	edical Ce	entre.		1	1		1					
Short	+	-	+	+	0	0	0	0	-	0	-	+/0	0
Medium	+	-	+	0	0	0	0	0	-	0	-	+/0	0
Long	+	-	+	0	0	0	0	0	-	0	-	+/0	0
Commentary													
Site is primari biodiversity an Existing healt	nd reduc	e surfac	e water		•	ent whic	h include	ed lands	caping a	ind SUD	S would	increas	е
Site is located car ownership Site considered	d in close o means	e proxim that the	ity to sch use of ti	his mod	e of tran	sport is	likely to i	increase		el to thes	se facilit	ies. How	ever,
Mitigation me	asures												
Medical facilit	y would	need to	be reloc	ated.									

#### Site 212: Scout Hut

					S	Sustaina	bility O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 212 - Sc	out Hut .				1			1					
Short	-	-/+	-	+	0	0	0	0	-	0	0	+	0
Medium	0	0	-	0	0	0	0	0	0	0	0	+	0
Long	0	0	-	0	0	0	0	0	0	0	0	0	0
Commentary												•	
Existing com Site is located However, car would also he Site consider Site analysis Mitigation me Development	d in close ownersl elp to imp red too si shows p easures	e proximi nip mear prove ac mall to s otential	ity to sch ns that th cess to e ignifican for conta	ools on ne use o educatic tly increa	f this mo nal facil ase acce n which	ode of tra ities for ess to af would b	ansport i new resi fordable e remed	s likely f dents. homes. iated as	o increa a result	se locall of devel	y. Proxir	nity to so	chools
flood risk terr Scout hut (cc	ns.			-			-		55				- <b>y</b> -

#### Site 213: Land at Eliot Road

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 213 - La	nd at Elio	ot Road.											
Short	-	-/+	-	+	0	0	0	0	-	0	+	+	0
Medium	-	0	0	0	0	0	0	0	0	0	+	+	0
Long	-	0	0	0	0	0	0	0	0	0	+	+	0
Commentary													
Development link is howeve Development Site is located upon private i Site considere	er in a pe would e d in close motor tra ed too sr	eripheral ncourag e proxim ansport.	location e local p ity to lan It would	i and is i populatic ge neigh also pro	not centr on growth bourhoo vide eas	al to the n but wo od centre sy acces	link's in uld resu and ad s to edu	tegrity. It in the ljacent to cational	loss of a o a scho facilities	commu ol. This c	nity faci	lity.	
Mitigation me	asures												
Community fa				•									
Policy review	of Gree	n Link m	ay also	be requi	red.								

## Site 214: Day Nursery

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 214 - Da	y Nurser	y.											
Short	-	-	-	+/-	0	0	0	0	-	0	0	0	0
Medium	0	-	-	0	0	0	0	0	0	0	0	0	0
Long	0	-	-	0	0	0	0	0	0	0	0	0	0
Commentary													
environmenta Loss of grass Nursery facilit development. Site adjacent	ed area v ty would to wildlif	will incre be lost i	ease floo	od risk fr site is de	om the s eveloped	site. althoug	h this co	buld be r	eplaced	or incor		within th	e
Mitigation me	asures												
Community fa	acility wo	uld need	d to be r	eplaced	retained	l.							
Development													

### Site 217: Longfield Fire and Rescue Centre

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 217 - Lo	ngfield F	ire and I	Rescue	Centre.	1	1	1		1		1	1	1
Short	0	+	0	+	-	0	0	0	0	++	+/-	+	+
Medium	0	+	0	0	-	0	0	0	0	+	+/-	+	0
Long	+	0	0	0	-	0	0	0	0	+	+/-	+	0
Commentary													
Site capable of term. New homes w Site is large of re-letting of a Site located w use of this mo people to live	vill result enough to ffordable vithin wa ode of tra	t in incre o make a housing Ilking dis ansport i	ase in d a signific g. tance o s likely t	omestic cant cont f second to increa	waste p tribution ary scho se locall	roductio to the pr pol and s y. Site w	n. rovision sports fac vill delive	of afford cilities. H	able hor lowever nal hom	mes. On car owr les provi	going be iership n	enefits fro	om at the
Mitigation me	asures												
Development due to capaci									e forms o	of transpo	ort - espe	ecially im	portan

# Site 218: Social Services Building

					S	Sustaina	ability O	bjective	es				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 218</b> - Si	ocial Serv	vices Bu	ilding.	1		1							
Short	+	+/-	+/-	+	-	0	+/-	+	-/+	0	++	-	++
Medium	+	+	+/-	0	-	0	+/-	+	-/+	0	++	0	++
Long	+	+	+/-	0	-	0	+/-	+	-/+	0	++	0	++
Commentary	/												
Developmen site is locate negative imp Developmen and accessil would have a Site is previo the town Developmen	d within I bact in ter bility to co a negativ busly dev	Flood Zo rms of m help to fa ommunit e impact eloped la	one 2 or 3 anaging acilitate lo y, cultura t in the s and. Dev	3. Devel and mir ocalised al and re hort tern velopme	opment nimising populati creation n. nt would	which di flooding on grow al faciliti therefo	id not uti /th. Mixe ies. The re priorit	lise floor d use so immedia ise the u	d mitigat cheme w ate loss o	ion mea rould inc of the So	sures co rease th ocial Ser	ould have e provis vices fa	e a ion of cility
Site is locate appearance Developmen centre servic	of the Co t of a we	onservati II design	ion Area ed mixe				-						
Site is consid				r anv sid	nificant	effect in	terms of	f afforda	ble hous	sina prov	ision.		
The site is lo Developmen	cated in a	a sustain	able loca	ation wit	h excelle	ent acces	ss to the	town ce	ntre's fa	cilities ar	nd public	•	
The loss of t knowledge a					e likely	to have	a negati	ve impa	ct in tern	ns of imp	proving a	access to	o skill:
Developmen	t would s	upport th	ie regene	eration o	f the tow	n centre	and help	o to crea	te a local	l market	for local	goods/s	ervice
Mitigation m	easures												
Social Servio	ces facilit	y should	l be retai	ned or r	e-provid	ed.							
Flood risk m	itigation r	neasure	s require	ed.									
Developmen	it should	be desig	ned to n	ninimise	waste p	roductio	on and m	aximise	recyclin	g.			
•													

# Site 219a: Town Centre Library

					5	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 219a - ⊺	own Cer	ntre Libra	ary.									·	
Short	+	+/-	+	+	-	0	+/-	+	-/+	0	++	-	++
Medium	+	+	+	0	-	0	+/-	+	-/+	0	++	-	++
Long	+	+	+	0	-	0	+/-	+	-/+	0	++	-	++
Commentary	,												
Developmen biodiversity. Developmen and accessit have a nega Site is previo the town. Developmen Site is locate appearance Developmen centre servio Site is consid The site is lo Developmen The loss of th	t would h bility to co tive impa busly dev t would r d adjace of the Co t of a we es for ne dered too cated in a t would b ne library	elp to fa ommunity ict in the eloped la esult in a nt to a C onservati Il design w reside o small to a sustain oe well po facility w	cilitate lo y, cultura short ter and. Dev a localise conserva on Area ed mixed ents. Los o register able loca ositioned	calised al and re rm. velopmen ed increa tion Area tion Area d use sc s of town r any sig ation with d to redu	populat creation nt would ase in wa a. Sensi heme co n centre nificant n excelle ice car c	ion grow al faciliti therefor aste/refu tively de library v effect in ent acces lepende	th. Mixe es. The re prioriti use creat esigned c to to creat would ho terms of ess to the ncy amo	d use so loss of t ise the u tion. developr te a sen wever h f afforda town ce ngst res	cheme w he town use of pro- ment cou se of pla ave a ne ble hous ntre's fac idents a	rould inc centre li eviously uld enha ace. Exc egative i sing prov cilities ar nd decre	rease th brary wo develop nce the ellent ac mpact. vision. nd public ease in/o	e provis build how bed land characte ccess to t ccess to t ctranspo	ion of vever within er and town town
and educatic Developmen				eration of	f the tow	n centre	and help	to creat	te a local	market	for local	goods/se	ervice
Mitigation m	easures												
Town centre	library fa	cility sho	ould be r	etained	or re-pro	ovided.							
	tehould	he desia	ned to n	ninimise	waste p	roductio	n and m	aximise	recyclin	g.			
Developmen	t Shoulu	be desig											

#### Site 223: Land at St Nicholas Park

					ę	Sustaina	ability O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 223- Lar	nd at St I	Nicholas	Park.		,			,	,	<u> </u>		,	,
Short	-	-	?	-/+	-	0	0	-	-	0	-	0	0
Medium	-	-	?	0	-	0	0	-	0	0	-	0	0
Long	-	-	?	0	-	0	0	-	0	0	-	0	0
Commentary							•					1	
mitigate again Development community fa Part of the sit developed lan Development The loss of th to create a se The loss of th and encourag The site is log proximity to th localised incr Site is consid	e is prev nd to mir would n would n is section ense of p ne existin ging com cated on he town's ease in t	esult in t Iding. iously de nimise gr esult in a esult in a lace. og comm munity of the edge s cycle n his mode	he loss eveloped reenfield a localise existing unity bu cohesior e of the network e of trar	of a site d. Develo d develop ed increa principa uilding wo n. town an and bus nsport.	which is opment o oment. ase in w al open s ould hav d is not i network	of this ar aste/refu space wo re a nega in close s, howev	ated as p ea would use creat ould not ative imp proximity er car ov	d therefo tion. maintair pact in te y to a loo vnership	erms of in cal centro means	to prioriti ant lands mproving e. It is lo there is	se the us cape fea g access cated in likely to	se of pre atures ar to all se relative	evious nd hel ervice:
Mitigation me	asures												
Development					SUDS co	uld help	to mitiga	ate agair	nst loss o	of existin	g grasse	ed area i	n term
of biodiversity													

#### Site 403: Six Hills House

2 3 + + + + ) + and very littl Site also cor off water floo a significant ake a signific using.	nsists of od risk fr number	signification signification for the strength of home	ant areas site.	of hards	standing	. Develo	opment v	which inc	luded S	
+ + + + ) + and very littl Site also cor off water floo a significant ake a signific	0 0 le vegeta nsists of od risk fr number	- ation. An significa rom the s	+/0 +/0 any develo ant areas site.	0 0 pment w	+ + /hich incl standing	0 0 luded lar . Develo	++ + ndscapin opment v	+ + ng would vhich inc	0/+ 0/+ have a p	+/- +/-
and very littl and very littl Site also cor off water floo a significant ake a signific	0 0 le vegeta nsists of od risk fr number	- ation. An significa rom the s	+/0 +/0 any develo ant areas site.	0 0 pment w	+ + /hich incl standing	0 0 luded lar . Develo	++ + ndscapin opment v	+ + ng would vhich inc	0/+ 0/+ have a p	+/- +/-
and very littl and very littl Site also cor off water floo a significant ake a signific	0 le vegeta nsists of od risk fr number	ation. An significa rom the s	+/0 hy develo ant areas site.	0 pment w	+ /hich incl standing	0 luded lar . Develo	+ ndscapin opment v	+ ng would vhich inc	0/+ have a p	+/-
and very littl Site also cor off water floo a significant ake a signific	le vegeta nsists of od risk fr number	signification signification for the strength of home	y develo ant areas site.	pment w	/ /hich incl standing	luded lar . Develo	ndscapin opment v	ig would vhich inc	have a p cluded S	oositiv
Site also cor off water floo a significant ake a signific	nsists of od risk fr number	signification signification for the strength of home	ant areas site.	of hards	standing	. Develo	opment v	which inc	luded S	
Site also cor off water floo a significant ake a signific	nsists of od risk fr number	signification signification for the strength of home	ant areas site.	of hards	standing	. Develo	opment v	which inc	luded S	
ent and a lan iveness of th ing distance	the wes Idmark d he localit	waste p t of the s levelopm ty. own cen	oroductio site - pote nent coul tre. It is l	n. Existii ential for d help to however	ng buildi r detrime o create :	ng is vao ntal nois a place/s within a	cant so r se impac space/bu n emplo	no offset et upon fi uilding w yment a	enefits fro uture res hich wor rea and	om sident ks we the
ould retain	some of	the emp	oloyment	land on	the site.					
s may be re	quired.		-							
	nt and a lan veness of the ng distance the loss of build retain	nt and a landmark of veness of the localing distance of the to the loss of employing	nt and a landmark developn veness of the locality. Ing distance of the town cen the loss of employment lan	nt and a landmark development coul veness of the locality. Ing distance of the town centre. It is l the loss of employment land althoug puld retain some of the employment	nt and a landmark development could help to veness of the locality. Ing distance of the town centre. It is however the loss of employment land although it cou	nt and a landmark development could help to create a veness of the locality. Ing distance of the town centre. It is however located the loss of employment land although it could also fa puld retain some of the employment land on the site	nt and a landmark development could help to create a place/s veness of the locality. Ing distance of the town centre. It is however located within a the loss of employment land although it could also facilitate	nt and a landmark development could help to create a place/space/buveness of the locality. Ing distance of the town centre. It is however located within an emplot the loss of employment land although it could also facilitate easy account of the employment land on the site.	nt and a landmark development could help to create a place/space/building w veness of the locality. Ing distance of the town centre. It is however located within an employment a the loss of employment land although it could also facilitate easy access to l puld retain some of the employment land on the site.	ng distance of the town centre. It is however located within an employment area and the loss of employment land although it could also facilitate easy access to local jobs puld retain some of the employment land on the site.

# Site 407: Orchard Road Depot

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 407 - Or	chard Ro	bad Dep	ot.										
Short	+	+	+	+	0	+	+	0	0	0	+	+/0	+/-
Medium	+	0	+	0	0	0	+	0	0	0	+	+/0	+/-
Long	+	0	+	0	0	0	+	0	0	0	+	+/0	+/-
Commentary	,												
The site curre landscaping/	SUDS wo	ould sigr	nificantly	increas	e perme	ability a	nd enha	nce biod	liversity.		pment th	nat incorp	porated
Development	t would e	ncourag	e localis	ed popu	lation g	rowth bu	it only or	n a very	small sc	ale.			
Site likely to loffset by loss						ed durin	ig develo	opment.	Increase	e in dom	estic wa	ste prod	uction
Re-developm	nent of th	is comm	ercial si	te, if wel	ll design	ed, coul	d enhan	ce the si	urroundi	ng Cons	ervation	Area.	
Close proxim reduce relian					ed faciliti	es with ç	good acc	ess to p	ublic tra	nsport in	Ifrastruc	ture. Thi	s could
Development	t would re	esult in lo	oss of ex	kisting e	mploym	ent use a	although	it could	also fac	ilitate ea	sy acce	ss to loc	al jobs.
Noise pollutio railway line a								as devel	oped, ho	owever p	proximity	<sup>,</sup> to adjao	cent
Mitigation me	easures												
Noise mitigat	ion likely	to be re	quired a	igainst r	ioise em	issions 1	from adja	acent rai	ilway an	d employ	yment si	tes.	

### Site 408: Saffron Ground

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 408 - Sa	ffron Gro	ound.											
Short	0	+/-	+	+	0	0	0/+	0/+	+	++	++	+	+/-
Medium	0	+/-	+	0	0	0	0/+	0/+	0	++	++	+	+/-
Long	0	0	+	0	0	0	0/+	0/+	0	+	++	0	+/-
Commentary													
Site includes	an exist	ing medi	cal use	which w	ould nee	d to be	retained	/re-locat	ed to av	oid its lo	SS.		
Development	which ir	ncluded	SUDS w	ould red	uce surf	ace wat	er flood	risk from	the site	9.			
Site likely to b offset by loss						ed durin	ig develo	opment.	Increase	e in dom	estic wa	ste prod	uction
Site is located a new landma													
Site is capabl the borough.	le of prov	viding a	large en	ough sc	heme to	make a	n impact	in term	s of affor	rdable h	ousing p	rovision	within
Location of si excellent acc residents and	ess to th	e cycle r	network.	This wo									
Development assist with cre							iting, sup	oport the	regene	ration of	the tow	n centre	and
Loss of existi	ng emplo	oyment ı	use woul	ld howe	ver have	a negat	tive impa	act.					
Mitigation me	asures												
Retain/reloca	te existir	ng health	n use.										

### Site 413: Southgate House

					5	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 413 - So	uthgate	House.			1			1		1		1	,
Short	+	+	+	+	?	0	0	+	+	0	++	0	++
Medium	+	+	+	0	?	0	0	+	+	0	++	0	++
Long	+	+	+	0	?	0	0	+	+	0	++	0	++
Commentary													
Development	that inco	rporated	llandsca	iping and	SUDS	would si	gnificantl	y increa	se perme	eability a	nd enhai	nce biod	iversit
Development and accessib								d use so	cheme w	ould inc	rease th	e provisi	ion of,
Land is previo town.	ously de	veloped.	Develo	oment w	ould the	erefore p	rioritise t	the use	of previo	usly dev	eloped l	and with	nin the
Uncertain wh	ether re-	develop	ment wo	ould resu	ılt in a lo	calised i	increase	in wast	e/refuse	creation	I.		
Well designed particularly as						/space w	vhich wo	rked we	ll and he	elped to o	create a	sense o	of plac
Excellent acc	ess to to	wn cent	re servio	es for n	ew resid	lents.							
Site is not co	nsidered	large er	nough to	make a	ny signi	ficant im	pact with	n regard	to afford	lable ho	using pr	ovision/a	access
The site is loc Development													
Development This would m											for local	goods/se	ervice
Mitigation me	asures												

#### Site 415: Brickdale House

1 lale Ho	2 ouse.	3			Justanit	ibility O	bjective	s				
ale Ho	ouse.		4	5	6	7	8	9	10	11	12	13
				,		1						1
+	+	+	+	-	0	0	+	+	0	++	0	++
+	+	+	0	-	0	0	+	+	0	++	0	++
+	+	+	0	-	0	0	+	+	0	++	0	++
I						1	1		1		1	1
t incor	porated	llandsca	ping and	dSUDS	would sig	gnificantl	y increa	se perme	eability a	nd enha	nce biod	iversi
							d use so	cheme w	ould inc	rease th	e provisi	ion of
ly dev	eloped.	Develop	oment w	ould the	erefore p	rioritise t	the use	of previo	usly dev	eloped	and with	nin the
/acant	t. Devel	opment	would re	esult in a	localise	ed increa	ase in wa	aste/refu	se creat	ion.		
evelop	oment co	ould crea	ate a bu	ildina(s)/	/space w	hich wo	rked we	ll and he	lped to a	create a	sense o	f plac
-					-							
											,	
lered	large er	nough to	таке а	any signi	ficant im	pact with	n regard	to afford	dable no	using pr	ovision/a	acces
uld su	pport th	e regene	ration o	f the tow	n centre	and help	o to crea	te a local	market	for local	goods/se	ervice
ires												
		• •	inimise	waste p	roductio	n and m	aximise	recyclin	<u> </u>			
	+ t incor uld he to cor y dev acan velop to tov ered d in a uld be uld su	+ + t incorporated uld help to fa to community y developed. vacant. Devel evelopment co to town cent ered large er d in a sustain uld be well po uld support th	+       +       +         t incorporated landsca         uld help to facilitate loc         to community, cultura         y developed. Develop         vacant. Development         evelopment could create         to town centre service         ered large enough to         d in a sustainable loca         uld be well positioned         uld support the regene	+       +       +       0         t incorporated landscaping and uld help to facilitate localised to community, cultural and response of the community, cultural a	+       +       +       0       -         t incorporated landscaping and SUDS       uld help to facilitate localised populat to community, cultural and recreation       y         y developed. Development would the racant. Development would result in a evelopment could create a building(s), to town centre services for new residered large enough to make any signified in a sustainable location with excelled uld be well positioned to reduce car or uld support the regeneration of the tow	+       +       +       0       -       0         t incorporated landscaping and SUDS would signate the second	+       +       +       0       -       0       0         t incorporated landscaping and SUDS would significantly uld help to facilitate localised population growth. Mixe to community, cultural and recreational facilities.       Mixe to community, cultural and recreational facilities.         y developed. Development would therefore prioritise to reacant. Development would result in a localised increated access for new residents.       Evelopment could create a building(s)/space which wo to town centre services for new residents.         ered large enough to make any significant impact with d in a sustainable location with excellent access to the uld be well positioned to reduce car dependency amount uld support the regeneration of the town centre and help	+       +       +       0       -       0       0       +         t incorporated landscaping and SUDS would significantly increase uld help to facilitate localised population growth. Mixed use so to community, cultural and recreational facilities.       with the second se	+       +       +       0       -       0       0       +       +         t incorporated landscaping and SUDS would significantly increase permeters         uld help to facilitate localised population growth. Mixed use scheme we to community, cultural and recreational facilities.         y developed. Development would therefore prioritise the use of previour         racant. Development would result in a localised increase in waste/refunction         evelopment could create a building(s)/space which worked well and here         to town centre services for new residents.         ered large enough to make any significant impact with regard to afford         d in a sustainable location with excellent access to the town centre's faculd be well positioned to reduce car dependency amongst residents a         uld support the regeneration of the town centre and help to create a local	+       +       +       0       -       0       0       +       +       0         t incorporated landscaping and SUDS would significantly increase permeability a uld help to facilitate localised population growth. Mixed use scheme would increate or community, cultural and recreational facilities.       weeloped. Development would therefore prioritise the use of previously developed. Development would result in a localised increase in waste/refuse create access in the use of previously development could create a building(s)/space which worked well and helped to detect to town centre services for new residents.         ered large enough to make any significant impact with regard to affordable hord in a sustainable location with excellent access to the town centre's facilities are uld be well positioned to reduce car dependency amongst residents and decrement of the town centre and help to create a local market	+       +       +       0       -       0       0       +       +       0       ++         t incorporated landscaping and SUDS would significantly increase permeability and enhance the incorporated landscaping and recreational facilities.       Incorporated landscaping and SUDS would significantly increase permeability and enhance to community, cultural and recreational facilities.         y developed. Development would therefore prioritise the use of previously developed increase in waste/refuse creation.         eracant. Development would result in a localised increase in waste/refuse creation.         evelopment could create a building(s)/space which worked well and helped to create a to town centre services for new residents.         ered large enough to make any significant impact with regard to affordable housing prid in a sustainable location with excellent access to the town centre's facilities and public uld be well positioned to reduce car dependency amongst residents and decrease in/could create a local market for local public uld support the regeneration of the town centre and help to create a local market for local public uld support the regeneration of the town centre and help to create a local market for local public uld support the regeneration of the town centre and help to create a local market for local public p	+       +       +       0       -       0       0       +       +       0       ++       0         t incorporated landscaping and SUDS would significantly increase permeability and enhance biod       uld help to facilitate localised population growth. Mixed use scheme would increase the provisito community, cultural and recreational facilities.         y developed. Development would therefore prioritise the use of previously developed land with reacant. Development would result in a localised increase in waste/refuse creation.         evelopment could create a building(s)/space which worked well and helped to create a sense or to town centre services for new residents.         ered large enough to make any significant impact with regard to affordable housing provision/a di na sustainable location with excellent access to the town centre's facilities and public transpould be well positioned to reduce car dependency amongst residents and decrease in/out comrulate support the regeneration of the town centre and help to create a local market for local goods/set

#### Site 415a: Brickdale House

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 415a -	Brickdale	House.	1	<u></u>		1			,				1
Short	+	+	+	+	-	0	0	+	+	+	++	0	++
Medium	+	+	+	0	-	0	0	+	+	+	++	0	++
Long	+	+	+	0	-	0	0	+	+	+	++	0	++
Commentar	y	1	1	1	I	1	1	1				1	1
Developmen and accessi Land is prev town. Site is curre Well design Excellent ac	bility to co viously de ntly vacar ed develo	ommunity veloped. nt. Devel pment co	y, cultura Develoj opment ould crea	al and re oment w would re ate a bu	vould the esult in a ilding(s)/	al faciliti refore p localise (space w	es. rioritise t ed increa	the use o	of previc aste/refu	ously dev se creat	ion.	and with	nin the
Site would p opportunitie The site is lo Developmei	s for peop ocated in a	ole to live a sustain	e and wo able loca	ork in the ation wit	e town. C h excelle	Ongoing ent acces	benefits ss to the	from re- town ce	-letting o ntre's fac	f afforda cilities ar	ble hous	sing. transpo	rt linł
Developmen		•				•		•					
Developmer													
Developmer Mitigation m													

## Site 507: Tye End Garage Court

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 507</b> - Ty	e End Ga	arage Co	ourt .										
Short	-	+	0	+	-	0	0	0	0	0	0	0	0
Medium	0	0	0	0	-	0	0	0	0	0	0	0	0
Long	0	0	0	0	-	0	0	0	0	0	0	0	0
Commentary													
Development Development designation.										<sup>i</sup> no parti	icular en	vironme	ntal
Site analysis	shows p	otential	for conta	minatio	n which	would be	e remed	iated as	a result	of devel	opment.		
Site currently	r provide:	s parkinę	g. This w	ould ne	ed to be	re-provi	ded or it	s loss ju	stified.				
Mitigation me	easures												
Re-provide p	arking.												

# Site 511: Dunn Close Garage Court

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 511 - Du	nn Close	e Garage	e Court .										
Short	0	0	+/0	+	-	0	0	0	0	0	0	0	0
Medium	0	0	+/0	0	-	0	0	0	0	0	0	0	0
Long	0	0	+/0	0	-	0	0	0	0	0	0	0	0
Commentary													
Site currently reduced.	includes	s permea	able gras	sed are	a. If dev	elopmer	nt utilised	SUDS	surface	water flo	od risk o	could be	further
Site currently	provides	s parkinę	g. This w	ould nee	ed to be	re-provi	ded or it	s loss ju	stified.				
New homes v	vill result	t in incre	ase in d	omestic	waste p	roductio	n.						
Mitigation me	asures												
Re-provide pa	arking.												

# Site 513: Brent Court Garage Court

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 513 - Bre	ent Cour	t Garage	e Court .										
Short	+	+	+	+	-	0	0	0	+	0	++	+	+
Medium	+	+	+	0	-	0	0	0	0	0	++	0	+
Long	+	-	+	0	-	0	0	0	0	0	++	0	+
Commentary													
Development domestic was Site is located Development for Stevenage Site currently	ste produ d in close would su e.	iction. e proxim upport th	ity to the	e town co eration o	entre and	d to bus, n centre	/rail stati	ons with	easy ac	ccess for	pedest	ians.	
Site currently	provides	s parkinę	g. This w			re-provi		s ioss ju	stified.				
Mitigation me	asures												
Re-provide pa	arking or	justify if	s loss.										

### Site 526: Centre Car Park

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 526</b> - Ce	entre Car	Park.						·					
Short	+	+	+	+	-	0	+/0	0	+/0	0	++	+/0	+
Medium	+	+	+	0	-	0	+/0	0	+/0	0	++	+/0	+
Long	+	+	+	0	-	0	+/0	0	0	0	++	+/0	+
Commentary						1	1						
landscaping/ The site is loo public transpo in/out commu Development creation. Site is consid	cated in a ort links. I uting. Los t would e	a sustair Develop ss of car ncourag	nable loc ment wo parking le local p	cation wi uld be w facility c	th excell rell positi could ho on growt	lent pede oned to wever ha	estrian a reduce c ave a ne would h	access to car deper gative in nowever	the Old ndency a npact. be a loc	amongst	resident	s and de	crease
Well designed the existing c	•	oment co	ould enh	ance the	e adjacer	nt Conse	ervation	Area and	l could h	ave a m	ore posi	ive impa	ict than
Mitigation me	asures												
Re-provide p	arking or	justify it	s loss										

### Site 527: Northern Car Park

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 527 - No	rthern C	ar Park.											
Short	+	+	+	+	-	0	+/0	0	+/0	0	++	+/0	+
Medium	+	+	+	0	-	0	+/0	0	+/0	0	++	+/0	+
Long	+	+	+	0	-	0	+/0	0	0	0	++	+/0	+
Commentary													
The site curre landscaping/S The site is loo public transpo in/out commu Development creation.	SUDS we cated in a ort links. I iting. Los	ould sigr a sustair Develop ss of car	nificantly nable loc ment wo parking	increas ation wi uld be w facility o	e perme th excell rell positi could hov	ability an ent pede oned to wever ha	nd enhai estrian a reduce c ave a ne	nce biod ccess to ar deper gative ir	the Old ndency a npact.	Town's amongst	facilities resident	, service s and de	es and ecrease
Site is consid	ered too	small to	provide	a signif	icant nu	mber of	affordab	le home	S.				
Well designed the existing c		oment co	ould enh	ance the	e adjacer	nt Conse	ervation /	Area and	l could h	ave a m	ore posit	ive impa	ict than
Mitigation me	asures												
Re-provide pa	arking or	justify it	s loss.										

#### Site 528: Southern Car Park

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 528 - So	outhern C	ar Park.											
Short	+	+	+	+	-	0	+/0	0	+/0	0	++	+/0	+
Medium	+	+	+	0	-	0	+/0	0	+/0	0	++	+/0	+
Long	+	+	+	0	-	0	+/0	0	0	0	++	+/0	+
Commentary	,												
The site is lo public transp in/out common Developmen creation.	ort links. I uting. Los	Develop ss of car	ment wo parking	uld be w facility o	ell positi could ho	oned to wever ha	reduce c ave a ne	ar deper gative ir	ndency a npact.	amongst	resident	s and de	ecrease
Site is consid	dered too	small to	o provide	a signif	icant nu	mber of	affordab	le home	S.				
Well designe the existing of		pment co	ould enh	ance the	e adjacei	nt Conse	ervation /	Area and	l could h	ave a m	ore posit	ive impa	act than
Mitigation me	easures												
Re-provide p	arking or	justify if	ts loss.										
	0 -												

#### Site 604: Land South of A602

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 604 - La	nd South	n of A602	2.										
Short	-	++/-	-	-	-	0	-/0	+/-	+	++	-	0	++
Medium	-	++	-	0	-	0	0	+/0	+	++	-	0	++
Long	-	++	-	0	-	0	0	+/0	+	++	-	0	++
Commentary													
and an increa 2/3 flood risk The site is de negative impa developed lan Development short, mediur Development Well designed Development services for fit Site would pri opportunities The site is loo be likely to im Development help to create Site is located	area. De signated act in ter nd and n would p n and lor would r d develop would b uture res for peop cated in a crease lo would s a local d adjace	evelopme d as Gree ms of the naintainin provide a ng term. esult in a pment co be on a la sidents. significar ole to live a relative ocally. support the market f	ent woul en Belt. e provisi ng impol significa a localise buld crea arge enc arge enc ent numbe e and wo ely isolat he reger	d need t The loss on of a i tant land ant numl ed increa ite a plac ough sca er of new rk in the ed locat	o accou o accou network dscape f per of ne ase in do ce/space le to sup v homes town. C ion. Car of the to ervices.	nt for thi section c of green features. we home omestic we omestic we oport the c. This we ongoing owners! wn centr	s in orde	er to avo een Belt , prioritis would fa fuse crea l and ber on of con rease ac from re- ns that th	id increation would be sing the optimised of a cilitate I ation. nefited from the fitted from the set of a letting optime use of the set of a ne use of the set of th	asing floo be likely develop local pop rom a rur facilities affordab f affordab f afforda	od risk. to have ment of p pulation al, edge a, improv le home ble hous ode of tra	a short t previous growth in of town ring acce s and pr sing. ansport v	erm ly n the setting ess to ovide would
Mitigation me			to al love al							4h a aviat			h = h :t =
Development												-	nadita
SUDS should						-						-	
The area of the may be requi		hich is lo	ocated w	ithin floo	od zone	2/3 shou	uld not b	e develo	ped. Fu	rther flo	od mitiga	ation me	asure
Development	should I	be desig	ned to n	ninimise	waste p	roductio	n and m	aximise	recyclin	g.			
Development the site.	should i	include r	neasure	s to enc	ourage p	people to	o walk, c	ycle or u	ise publi	c transp	ort to tra	ivel to a	nd fro

# Site 609: Bragbury End Sports Ground

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 609</b> - Br	agbury E	End Spor	ts Grou	nd.	·								
Short	-	+/-	-	-	-	0	-/0	+/-	+	++	-	0	++
Medium	-	+/-	-	0	-	0	0	+/0	+	++	-	0	++
Long	-	+/-	-	0	-	0	0	+/0	+	++	-	0	++
Commentary	,												
impacts in te The site is de negative imp developed la way which cu Part of the ne for this in orce Developmen short, medium recreational the The majority developed la Developmen Part of the si terms of press Well designe Developmen services for f Site would pr opportunities The site is lo be likely to in Developmen help to create	esignated act in ter nd and n urrently r orthern s ler to avo t would p m and lo facility. of the sin nd withir t would r t would r t would r t would b uture res for peop cated in acrease le t would s	d as Gre ms of th naintaini uns throi ection of bid increation provide a ng term. te is not the tow esult in a ated with nd enha pment co be on a la sidents. significan ble to live a relative ocally.	en Belt. e provis ng impo ugh the f the site asing flo a signific Howeve previous n. a localise in an are ncing th ould creat arge end the numb e and wo ely isolat	The loss ion of a r rtant lan- site. is locate od risk. ant numl er, it wou sly devel ed increa e dincrea e historic ate a plac ough sca er of new ork in the ted locat	s of this s network dscape f ed within ber of ne ild also r oped. Do ase in do haeolog cal and a ce/space ile to sup w homes e town. C cion. Car	section of of green features. a zone ew home esult in f evelopm omestic v ical sign archaeol e that wo oport the oport the ongoing owners!	of the Gr spaces Develo 2/3 flood es which the loss ent wou waste/re ificance ogical en rked wel provisio benefits hip mea	reen Belf s, prioritis pment c d risk are would fa of the ex ild not th efuse cre . Develop nvironme Il and bel on of cor rease ac from re- ns that th	erefore action. oment went. hefited fr nmunity cess to letting o he use c	be likely develop o result i elopmen local pop ports gro prioritise vould hav rom a run facilities affordab of afforda	ment of n the los t would r bulation bund a co the use ve a neg ral, edge s, improv le home uble hous bde of tra	previous ss of the need to a growth i ommuni of previ ative im of town ring acce s and pr sing. ansport	ily right of accourt n the ty and ously pact in setting ess to rovide would
Mitigation me	easures												
Developmen	t which ir	ncorpora	ted land	scaping	would he	elp to mi	tigate aç	gainst the	e loss of	the exis	ting opei	n space	habita
Tree survey													

#### Sustainability Objectives

SUDS should be used to help to ensure that the development of the site does not increase the risk of flooding.

The area of the site which is located within flood zone 2/3 should not be developed. Further flood mitigation measures may be required.

Re-location of the existing recreational/sports facilities.

Development should be designed to minimise waste production and maximise recycling.

Archaeological survey required prior to development of site.

Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.

# Site 611: Land West of North Road (Rugby Club)

					5	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 611</b> - Lai	nd West	of North	Road (	Rugby C	lub).	·					·		
Short	-	+/	-	+/-	-	0	0	0	0	++	-	0	+
Medium	-	+/	-	+	-	0	0	0	0	++	-	0	+
Long	-	+/-	-	+	-	0	0	0	0	++	-	0	0
Commentary										•			
Development short/medium accessibility t Site appraisa There would I Site would pro opportunities Site is located cycle network Development be provided a	term. H o to reci l shows be a loca ovide a s for peop d on the c. Car ov	lowever, reational that the l alised inc significar ble to live edge of vnership ave the p	the loss facilities and ma crease in t numb and wo Stevena means potential	s of the r s. y be cor n waste/ er of nev ork in the age. The that the	ugby clu ntaminat refuse c w homes town. C site has use of th ce in/out	ib would ed. This reation. 5. This w Digoing 5 good a his mode commu	have a would b ould incr benefits ccess to e of trans ting due	rease ac from re- local bu sport wo to the su	e impact liated as ccess to letting c us servic uld be lil	in terms part of a affordab of afforda es but is kely to in	of the p any deve le home ble hous not con acrease l	s and provision s and provision sing. nected to cally.	of an t. ovide o the
Mitigation me													
Re-location o	f the exi	sting rec	reationa	al/sports	facilities	i.							
SUDS should	l be use	d to ensu	ire that	the deve	elopment	t of the s	ite does	not incr	ease the	e risk of f	flooding.		
	should b	pe provid	ed with	in/aroun	d the site	e to redu	ice the n	egative	impact o	on biodiv	ersity.		
Landscaping							o walk, c						

# Site 611a: Land West of North Road (HCA)

					S	Sustaina	bility O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 611a - La	and Wes	t of Nort	h Road	(HCA).									
Short	-	+		-	-	0	0	0	0	++	-	0	+
Medium	-	+		0	-	0	0	0	0	++	-	0	+
Long	-	0		0	-	0	0	0	0	++	-	0	0
Commentary													
Site is design northern boun impact in bioc of particular s Development short/medium The developm Site would pro opportunities	dary. De liversity ignifican would p term. nent of n	velopme terms. T ce as th rovide a ew hom significar	ent of this he entire e site is significa es would	s site wor e site is located ant numl d result i er of new	uld cause a perme partly wi per of ne n a loca v homes	e the loss able are ithin, a z w home lised inc . This we	s of this r a. Devel one 2/3 s which rease in ould incr	ural ope opment flood ris would fa waste/re ease ac	n space would re k area. acilitate l efuse cro cess to a	and woo esult in t ocal pop eation. affordab	dland wi he loss o pulation g	ith a detr of this wi growth ir s and pr	imenta hich is n the
Site is located cycle network Development	. Car ow could ha	vnership ave the p	means t ootential	hat the to reduc	use of th ce in/out	is mode	of trans	port wou to the su	uld be lik	ely to in	crease l	ocally.	
be provided a	nd woul	d suppo	rt the loc	al econo	omy/tow	n centre	regener	ation.					
Mitigation me	asures												
SUDS should	be used	to ensu	ure that t	he deve	lopment	of the s	ite does	not incr	ease the	e risk of f	looding.		
Landscaping	should b	e provid	led within	n/around	d the site	e to redu	ce the n	egative	impact c	on biodiv	ersity.		
Development the site.	should i	nclude r	neasure	s to enc	ourage p	people to	walk, c	ycle or u	se publi	c transp	ort to tra	ivel to ar	nd from

#### Site 613: Land at Norton Green

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 613 - Lar	nd at No	rton Gre	en.										
Short	-	+	-	-	-	0	0	0	0	0	-/+	0	0
Medium	0/-	0	-	0	-	0	0	0	0	0	-/+	0	0
Long	0/-	0	-	0	-	0	0	0	0	0	-/+	0	0
Commentary													
Overall, the de in the short te of this area wo will increase s Development have a signific	rm but th buld have surface v would fa	nen no fi a seriou vater flo acilitate l	urther im us detrim or risk. ocal pop	npact. He ental imp pulation	owever, pact in te growth ii	the sout frms of b	hern tip iodiversi Green i	of the si ty. Entire in the sh	te lies w site is cu ort term	ithin a S urrently p . Site is o	SSI site. ermeabl	Develo e, develo	pment opment
The developm	nent of n	ew hom	es would	d result i	n a loca	lised inc	rease in	waste/re	efuse cr	eation.			
The site is iso to the town's o an adjacent u	cycle net	work an	d is with	in walkir	ng distar	ice of the							
Mitigation mea	asures												

SUDS should be used to ensure that the development of the site does not increase the risk of flooding.

Landscaping should be provided within/around the site to reduce the negative impact on biodiversity. SSSI section of the site should not be developed. Mitigation measures may be required.

Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.

### Site 615: Garden Centre

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 615</b> - Ga	arden Ce	ntre.	·		·								
Short	0	+	0/?	0	-	0	0	-	0	++	-	-	+/-
Medium	0	+	0/?	0	-	0	0	-	0	++	-	0	+/0
Long	0	0	0/?	0	-	0	0	_	0	++	-	0	0
Commentary	1	1			1	1	1	1	1			,	
developed ar Development short/medium The developm In landscape Site would pr opportunities Site is locate connected to locally. The site is cu associated jo regeneration.	t would p n term. ment of r terms de rovide a s for peop d on the the cycle urrently o b losses	erovide a new hom evelopm significat ole to live edge of e networ ccupied	a signification nes would ent woul nt number and wo the town rk. Car ou by the g	ant numl d result i d result er of nev rk in the i in an is wnership arden co	ber of ne in a loca in the lo v homes town. C solated lo p means entre. De	ew home lised inc ss of pa . This w Ongoing ocation. that the evelopm	es which rease in rt of the ould incr benefits Although use of the ent woul	would fa waste/re Green B rease ac from re- n there is his mode	efuse cr elt. cess to letting o s access e of trans	local pop eation. affordab f afforda s to local sport wo ss of thi	bulation le home ble hous bus ser uld be lii s emplog	growth i s and pr sing. vices it i kely to ir	n the ovide s not ocreas se, wi
Mitigation me													
SUDS should				he deve	lopment	of the s	ite does	not incr	ease the	e risk of t	flooding.		
Review of Gr	een Belt	designa	ation.										
<b>D</b>	t should	include I	measure	s to enc	ourage p	people to	o walk, c	ycle or u	ise publi	ic transp	ort to tra	avel to a	nd froi

#### Site 616: Land at Todds Green

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 616</b> - La	nd at Too	dds Gree	en.	<u> </u>			1				•		1
Short		+	-	-	-	0	0	-	0	0	-	-	0
Medium		0	-	0	-	0	0	-	0	0	-	0	0
Long		0	-	0	-	0	0	-	0	0	-	0	0
Commentary													
Site is located subject of a w impact in tern	voodland	preserv	ation or										
Majority of site water flood ris		ently perr	meable.	Develop	oment wo	ould resu	ult in the	loss of th	nese are	as which	n could ir	ncreases	surfac
Development would result i						ulation g	rowth in	the sho	rt term. I	n landsc	ape tern	ns develo	opmen
The site is in a would result i						ood acce	ss to pub	olic trans	port or th	e town's	cyclewa	ıy. Devel	opmen
Site currently	contains	s some e	employm	ent use	s. These	e would b	be lost.						
Site is consid borough.	ered too	small to	have a	significa	ant effect	t with reg	gard to tl	he provi	sion of a	ffordable	e housin	g within	the
Mitigation me	asures												
The area of th reviewed.	ne site w	hich is a	ı designa	ated wild	llife/TPC	) site sho	ould not	be deve	loped. G	Green be	lt desigr	nation co	uld be
Sustainable L increase the r			Systems	(SUDS)	) should	be used	to ensu	re that t	ne devel	opment	of the si	te does	not
		aluda m		to enco	urade be	onle to	walk, cy	cle or us	se public	transno	ort to tray	el to an	d from

# Site 623: Land at Todds Green (2)

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 623 - Lar	nd at Too	dds Gree	en (2).		1		1	,	1	<u> </u>		1	
Short	-	+	-	-	-	-/0	0	-/0	0	0	-	0	0
Medium	0	0	-	0	-	-/0	0	-/0	0	0	-	0	0
Long	0	0	-	0	-	-/0	0	-/0	0	0	-	0	0
Commentary													
Development term but then				ne loss c	of a gree	enfield sit	e of no p	particula	r enviroi	nmental	designa	tion in th	ie shor
Land is desigi grade 3 agrici			Belt. Thi	s sectior	n of the	Green B	elt would	d be lost	if the si	te is dev	eloped.	Land is a	also
Development would be likel								Entire si	te is per	meable (	grasslan	d. Devel	opmen
Eastern side o	of the sit	e is loca	ted in cl	ose prox	kimity to	the A1 N	Notorwa	y - noise	e pollutio	n may b	e an iss	ue.	
The site is in a would result in						od acce	ss to pub	olic trans	port or th	e town's	cyclewa	y. Devel	opmen
Site is conside borough.	ered too	small to	have a	significa	int effect	t with reç	gard to tl	he provi	sion of a	ffordable	e housin	g within	the
Mitigation mea	asures												
SUDS should	be used	d to ensu	ire that t	he deve	lopment	of the s	ite does	not incr	ease the	risk of f	flooding.		
Development the site althou					urage pe	eople to	walk, cy	cle or us	e public	transpo	ort to trav	el to and	d from
Review of Gre	een Belt	designa	tion.										
								n bounda					

### Site 629: Land West of Stevenage (North)

					5	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 629</b> - La	and West	of Steve	enage (N	orth).								1	
Short	-	+	-	-	-	-	0	0	0	+	-	0	+
Medium	-	+	-	0	-	0	0	0	0	+	-	0	+
Long	0	0	-	0	-	0	0	0	0	+	-	0	0
Commentary	/						1			1		1	
Developmer Developmer Motorway lik	nt would fa	acilitate	short/me		· · ·								
The develop a significant to live and w	number o ork in the	f new ho town. C	mes. Thi )ngoing l	s would benefits i in an is	increase from re-	e access -letting o ocation a	to afford f afforda and is no	lable hoi ible hous	mes and sing. cted to tl	provide ne cycle	opportu network	nities for	
				ans that	ine use	of this h	node of t	transpor	t would t	be likely	to increa		
to public trar	nsport. Ca						node of t	transpor	t would t	be likely	to increa		
Site is locate to public trar Mitigation m SUDS shoul	nsport. Ca easures	ar owner	ship mea										

#### Site 630: Land at Lanterns Lane

Site 630 - Land a Short Medium	  this site wildlife s prms part	+/- 0 0 e would site. It	- - l have a also co		5 - -	6 0 0 0	7 0 0 0	8 0 0	9 0 0	10 + 0	-	12 0	13
Short Medium Commentary Development of t designated as a vertex of the second s	  this site wildlife s prms part	+/- 0 0 e would site. It	- - l have a also co	0 0 significa		0	0				-		+
Medium Long Commentary Development of t designated as a v	 this site wildlife sorms part	0 0 would site. It	- - I have a also co	0 0 significa		0	0				-		+
Long Commentary Development of t designated as a v	 this site wildlife s prms part	0 would site. It	have a	0 significa				0	0	0		•	
Commentary Development of t designated as a v	this site wildlife s orms part	would site. It	have a	significa		0	0				-	0	0
Development of t designated as a v	wildlife s orms part	site. It	also co					0	0	0	-	0	0
designated as a v	wildlife s orms part	site. It	also co										
	permeab				he adjac								
Site is currently p	•	ble gra	issland,	develop	oment wo	ould incr	ease su	rface wa	ter flood	l risk.			
Development wo entire site perime											e/PROW	/ runs ar	round
The development	nt of new	v home	es would	d result i	n a local	lised inc	rease in	waste/re	efuse cre	eation.			
Development wo work in the town.									vide opp	ortunitie	es for pe	ople to li	ve and
Site is located on served by the tow to increase local	wn's bus												
Development wo	ould supp	port th	e regen	eration	of the to	wn centr	re.						
Mitigation measu	ures												
SUDS should be	e used to	o ensu	re that t	he deve	lopment	of the s	ite does	not incr	ease the	risk of f	looding.		
Development cout the site although					urage pe	eople to	walk, cy	cle or us	e public	transpo	rt to trav	el to and	d from
Horse and Pony	Route/F	PROW	should	be retai	ned.								
Development whi	hich inclu	uded s	ubstanti	al lands	caping w	vould rec	duce the	impact o	of the los	s of the	wildlife s	ite to a c	legree.

### Site 701: Kenilworth Close Neighbourhood Centre

					5	Sustaina	ability O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 701</b> - K	enilworth	Close N	eighbou	rhood C	entre.			·					
Short	-	+/-	-	+	-	0	0	+/0	+/-	++	++/?	0	+/-
Medium	0	+/-	-	0	-	0	0	+/0	+/-	++	++/?	0	+/-
Long	0	+/-	-	0	-	0	0	+/0	+/-	++	++/?	0	+/-
Commentar	у						1					1	1
would result Developmen the loss of th Developmen which worke Site is large and work in Developmen residents to	nt would in nt would e ne existing nt which ir ed well wit enough t the town. nt which ir	ncrease incourag neighbo ncorpora thin the li o signific Ongoing	surface e localis ourhood ted/enha ocality. ( cantly inc g benefit ted/enha	water flo sed popu centre fa anced th Complet crease a as from r anced th	ood risk. ulation g acilities. I ne existir e reside nccess to e-letting ne existir	rowth. To Partial re ng neigh ntial re-co o afforda of afford ng neighl	otal resid develop bourhoo levelopn ble hom dable ho	dential re ment wo d centre nent wou es and p using. d centre	edevelop uld allow facilities uld not in provide o facilities	oment of / these to s could of nprove a opportun s would r	the site o be reta create a access to ities for p reduce th	would re ined/ent place/sp p service people to ne need	esult in hanced bace es. o live for nev
to establish	a low car	bon ecor	nomy an	d create	a local		or local						

### Site 702: Filey Close Neighbourhood Centre

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 702 - File	ey Close	Neighb	ourhood	Centre.									
Short	0	+/-	0	+	-	0	0	+/0	+/-	0	+/?	0	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	0	+/?	0	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	0	+/?	0	+/-
Commentary													
Development the loss of the Development	existing	neighbo	urhood	centre fa	cilities. F	Partial re	develop	ment wo					
Development which worked													
Development residents to tr to establish a the site would Site is not lan	ravel. Dv low cart l result ir	vellings v oon ecor n the los	would be nomy an s of emp	e located d create ployment	l immedi a local i t land an	ately ad market f d local j	jacent to or local ( obs.	o facilitie goods. C	s. Devel Complete	opment e resider	of this ty ntial rede	pe woul	d help

Mitigation measures

Existing neighbourhood centre facilities should be retained/enhanced/re-provided.

### Site 703: The Hyde Neighbourhood Centre

					:	Sustain	ability (	Objectiv	es				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 703 - T	he Hyde	Neighbc	ourhood	Centre.						·			
Short	0	+/-	0	+	-	0	0	+/0	+/-	+	+/?	0	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Commentar	y												
Developme the loss of th													
Site analysi a localised i	•					would b	e remeo	diated as	a resul	t of deve	elopment	. There w	ould b
Developme	nt would p	orioritise	the use	of previ	ously de	eveloped	l land.						
Developme which worke													
Site is large town. Ongo	•						nd prov	ide oppo	ortunities	s for peo	ple to liv	e and wor	rk in th
Development residents to to establish the site wou	travel. Dy a low car	wellings bon eco	would b nomy ar	e locate	d immeo e a local	diately a market	djacent for loca	to facilit	ies. Dev	elopmer	nt of this	type wou	ld help
Mitigation m	neasures												

# Site 704: The Oval Neighbourhood Centre

					:	Sustain	ability	Objectiv	es				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 704 - ⊤	he Oval N	Veighbou	urhood (	Centre.			1	,	,		1		1
Short	0	+/-	0	+	-	0	0	+/0	+/-	+	+/?	0	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Commentar	y	1	1	1			1				1	1	
a localised i Developmer which worke Site is large town. Ongoi Developmer residents to	nt would p nt which in ed well wi enough t ng benefi nt which in	prioritise ncorpora thin the to increas ts from i ncorpora	the use ated/enh locality. se acces re-letting ated/enh	of previ anced th Complet as to affor of affor anced th	he existi te reside ordable h rdable he	ng neigl ential re- nomes a ousing. ng neigl	nbourho develop Ind prov nbourho	ide oppo od centr	ould not ortunities e facilitie	improve for peo es would	e access ple to live I reduce	to service e and wor the need	es. Ik in the for nev
to establish	a low car			nd create	e a local	lmarket	for loca						
the site wou Mitigation m		n the los	ss of em	ploymer			JODS.						

### Site 705: Oaks Cross Neighbourhood Centre

					:	Sustain	ability (	Objectiv	es				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 705 - O	aks Cros	s Neigh	bourhoo	d Centre	e.								
Short	0	+/-	0	+	-	0	0	+/0	+/-	+	+/?	0	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Commentary	,												ļ
Developmen creation. Developmen which worke Site is large town. Ongoin Developmen residents to to establish a the site woul	t which in d well wir enough tu ng benefi t which in travel. Dy a low car	ncorpora thin the p increat ts from ncorpora wellings bon eco	ated/enh locality. se acces re-letting ated/enh would b nomy ar	anced the Completers to affor a of affor anced the e locater	he existi te reside ordable h dable he e existi d immed e a local	ng neigl ential re- nomes a ousing. ng neigl diately a market	nbourho develop ind prov nbourho djacent for loca	od centr ment wo ide oppo od centro to faciliti	e faciliti ould not ortunities e facilitie ies. Dev	es could improve for peo es would elopmer	I create a access ple to live I reduce at of this	a place/sp to service e and wor the need type wou	ace es. k in the for nev ld help
Mitigation me	easures												

# Site 707: Burwell Road Neighbourhood Centre

					:	Sustain	ability (	Objectiv	/es				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 707 - Bu	rwell Ro	oad Neig	hbourho	ood Cen	tre.	I		1	I	I		1	
Short	-	+/-	-	+	-	0	0	+/0	+/-	0	+/?	0	+/-
Medium	0	+/-	-	0	0	0	0	+/0	+/-	0	+/?	0	+/-
Long	0	+/-	-	0	0	0	0	+/0	+/-	0	+/?	0	+/-
Commentary										•			•
Development site) and the impact.													
Total resident redevelopme Loss of green would prioritis	nt would	l allow the	nese to b I increas	be retain se surfac	ed/enha	anced. flood ris							
There would	be a sm	all locali	sed incr	ease in	waste/re	efuse cre	eation.						
Development which worked													
Development	would r	not signi	ficantly i	ncrease	access	to afford	dable ho	omes wit	hin the t	own.			
Development residents to t for local good jobs.	ravel. De	evelopm	ent of th	is type v	would he	elp to es	tablish a	a low cai	rbon ecc	onomy a	nd create	e a local i	market
Mitigation me	asures												
Existing neig	hbourho	od centr	e faciliti	es shoul	ld be ret	ained/er	hanced	l/re-prov	ided.				
	which ι												

### Site 708: Roebuck Neighbourhood Centre

					:	Sustain	ability (	Objectiv	es				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 708 - Ro	bebuck N	leighbou	irhood C	Centre.									
Short	0	+/-	0	+	-	0	-	+/0	+/-	0	+/?	0	+/-
Medium	0	+/-	0	0	-	0	-	+/0	+/-	0	+/?	0	+/-
Long	0	+/-	0	0	-	0	-	+/0	+/-	0	+/?	0	+/-
Commentary													•
the loss of the Site analysis would prioriti There would Site is locate Developmen Which worked Developmen	shows p se the us be a loc d immed t which in d well win t would r t which in	ootential se of pre alised in liately ac ncorpora thin the l not signif	for cont crease i djacent t ated/enh locality. ficantly i	aminatic develop n waste o an are anced th Complet ncrease anced th	on which ed land. /refuse o ea of arc he existi te reside access ne existin	would t creation. haeolog ng neigh ential re- to afforc ng neigh	ical sign hourho develop dable ho	diated a hificance od centr ment wo omes wit	s a resu e facilitie buld not hin the t e facilitie	It of dev es could improve own. es would	elopmen   create a   access	t. Develo a place/sp to service the need	pmen pace es. for ne
residents to t to establish a the site would	low car d result i	bon eco	nomy ar	nd create	e a local	market	for loca						
	easures												
-													
Mitigation me	hbourho	od centr	e faciliti	es shoul	d be ret	ained/er	hanced	/re-prov	ided.				

# Site 709: The Glebe Neighbourhood Centre

						Sustain	ability	Objectiv	es				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 709 - Th	ie Glebe	Neighbo	ourhood	Centre.		1			1		1		
Short	0	+/-	0	+	-	0	0	+/0	+/-	0	+/?	+/-	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	0	+/?	+/-	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	0	+/?	+/-	+/-
Commentary										•	•		
Development the loss of the Site analysis	e existing	g neighbo	ourhood	centre f	acilities.	Partial r	edevelo	pment w	ould allo	w these	to be ret	ained/enł	nance
a localised in					m which	would L	ereme	ulated as	aresur	l of deve	lopment	. There w	
Developmen	t would j	orioritise	the use	of previ	ously de	eveloped	d land.						
Developmen which worked													
Developmen	t would i	not signif	ficantly i	ncrease	access	to affore	dable ho	omes wit	hin the t	own.			
Development residents to t to establish a the site would	ravel. D a low car	wellings bon eco	would b nomy ar	e locate	d immeo e a local	diately a market	djacent for loca	to facilit	es. Dev	elopmer	nt of this	type wou	ld help
Site includes for new resid		ells Enter	prise Vil	lage. Pr	ovided t	hat this	was reta	ained, ac	cess to	skills an	d jobs co	ould be im	prove
Mitigation me	easures												
Existing neig	hbourho	od centr	e faciliti	es shoul	d be ret	ained/er	nhanced	l/re-prov	ided.				
Chells Enterp	orise Vill	age shoi	uld be re	etained.									

### Site 710: Marymead Neighbourhood Centre

					:	Sustain	ability (	Objectiv	es				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 710 - M	arymead	Neighb	ourhood	Centre									
Short	0	+/-	0	+	-	0	+	+/0	+	0	+	0	-
Medium	0	+/-	0	0	-	0	+	+/0	+	0	+	0	-
Long	0	0	0	0	-	0	+	+/0	+	0	+	0	0
Commentary	/	1	1	I	1	1	1	1	1	1	1	1	1
Developmer site develop		encouraç	ge localis	sed pop	ulation g	rowth. F	Pub and	commur	nity build	ing facili	ities wou	ld be lost	if entire
Developmer	it would p	orioritise	the use	of previ	ously de	eveloped	l land.						
Site analysis a localised ir						would b	e remeo	diated as	s a resul	t of deve	elopment	. There w	ould be
Site is locate of place.	ed in a Co	onservat	ion Area	. High q	uality de	evelopm	ent wou	ld enhar	ice the le	ocality a	nd help t	o create a	a sense
Developmer	it would r	not signi	ficantly i	ncrease	access	to afford	dable ho	omes wit	hin the t	own.			
Site located would help to											ed to trav	el. Develo	pment
Loss of exist	ing indus	strial uni	ts would	result ir	n the los	s of em	oloymen	it land ai	nd local	job loss	es.		
Mitigation m	easures												
	omunitu	centre sl	nould be	incorpo	orated in	to any d	evelopn	nent or r	e-provid	ed.			
Pub and cor													

# Site 712: Canterbury Way Neighbourhood Centre

						Sustain	ability	Objectiv	/es				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 712 - Ca	anterbury	/ Way No	eighbou	rhood C	entre.		1						
Short	-	+/-	0	+	-	0	0	+/0	+/-	+	+/?	0	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Commentary	,				1			1				1	
Site includes designation. Developmen waste/refuse Developmen which worke Site is large e town. Ongoir	Develop t would e e existing t would p creation t which in d well win enough to ng benefi	ment wo encourag neighbo primarily n. ncorpora thin the l o increas its from r	puld resu ge localis purhood prioritise ated/enh locality. se acces re-letting	It in the sed pop centre f e the us anced th Complet ss to affor g of affor	short te ulation g acilities. e of pre he existi te reside ordable h	erm loss growth. <sup>-</sup> Partial r viously o ing neigl ential re- homes a ousing.	of this b Fotal res edevelop develop nbourho develop	out then sidential pment w ed land. ood centro oment wo ide oppo	no furthe redevelo vould allo There w re faciliti ould not	er impac opment ow these vould be es could improve s for peo	of the site to be ret a localis create a e access ple to live	e would re ained/enh ed increa a place/sp to service e and wor	esult in hanced se in ace es. k in the
Developmen residents to to to establish a the site woul	ravel. Dv a low car	wellings bon eco	would b nomy ar	e locate nd create	d imme e a loca	diately a I market	djacent for loca	to facilit	ies. Dev	elopmei	nt of this	type wou	ld help
Mitigation me	easures												
Existing neig	hbourho	od centr	e faciliti	es shoul	d be ret	ained/er	nhanced	l/re-prov	ided.				
Developmen this space co			andscap	ing wou	ld help t	o mitigat	e again:	st the los	s of the	existing	green spa	ace. Alter	natively

### Site 713: Chells Manor Neighbourhood Centre

						Sustain	ability	Objectiv	es				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 713 - C	hells Mar	nor Neig	hbourhc	ood Cent	tre.	<u> </u>	·	1	<u> </u>	<u> </u>		1	
Short	-	+/-	-	+	-	0	0	+/0	+/-	+	+/?	0	+/-
Medium	0	+/-	-	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Long	0	+/-	-	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Commentar	y												
designation provided that Development the loss of this Loss of this Site analysis a localised i Development which worket Site is large town. Ongoi	at TPO tre nt would e ne existing permeab s shows p ncrease i nt which in enough t ng benefi nt which in	ees on the encourage neighbor le green ootential n waste/ ncorpora thin the o increase o increase its from the	ne site a ge locali ourhood area wo for conta for conta for conta refuse o ated/enh se acces re-letting ated/enh	re retain sed pop centre f ould incr aminatic creation. anced ti comple ss to affor anced ti	ed. ulation g acilities. rease su on which he exist te reside ordable h rdable h	growth. <sup>-</sup> Partial r Irface wa I would b ing neigl ential re- homes a ousing.	Total res edevelo ater floo be reme nbourho develop ind prov	sidential opment w d risk. diated as bod centro oment wo ride oppo	redevelo ould allo s a resul re faciliti ould not ortunities e facilitio	opment ow these t of deve es could improve s for peo	of the site to be ret elopment d create a e access ople to live d reduce	e would m ained/enf . There w a place/sp to service e and wou the need	esult in nanced rould b pace es. rk in th for ne
residents to to establish the site wou	a low car ld result i	bon eco	nomy ar	nd creat									
Mitigation m Existing nei		od centr	a faciliti	ae ehou	ld he rot	ained/o	hance		idad				
Developmer this space c	nt which ir	ncluded I						•		existing	green spa	ace. Alter	native
	h a col al la a												
TPO trees s	nould be	retained	1.										

# Site 714: Archer Road Neighbourhood Centre

						Sustain	ability (	Objectiv	ves				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 714 - Ar	cher Roa	ad Neigh	hbourho	od Cent	re.								
Short	0	+/-	0	+	-	0	0	+/0	+/-	0	+/?	0	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	0	+/?	0	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	0	+/?	0	+/-
Commentary	,												
Development creation. Development which worked Development residents to t to establish a the site would	t which in d well wi t would r t which in ravel. Dy a low car	ncorpora thin the not signir ncorpora wellings bon eco	ated/enh locality. ficantly i ated/enh would b nomy ar	anced to Comple ncrease anced to e locate nd create	he existi te reside access he existi d immed e a local	ng neigl ential re- to afford ng neigl diately a l market	nbourho develop dable hc nbourho djacent for loca	od centr ment wo omes wit od centr to faciliti	re facilition buld not hin the t e facilition ies. Dev	es could improve own. es would elopmer	l create a e access l reduce <sup>-</sup> nt of this	a place/sp to service the need type wou	bace es. for new Id help
Mitigation me	easures												
Existing neig	hbourho	od centr	e faciliti	es shou	ld be ret	ained/er	nhanced	l/re-prov	ided.				

### Site 721: Bedwell Crescent Neighbourhood Centre

					:	Sustain	ability (	Objectiv	ves				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 721 - Be	edwell Ci	escent l	Neighbo	urhood	Centre.	1				1	1	1	, 
Short	-	-	-	+	-	0	0	-	+/-	0	+	0	+
Medium	-	-	-	0	-	0	0	-	+/-	0	+	0	+
Long	-	-	-	0	-	0	0	-	+/-	0	+	0	+
Commentary	,												
Developmen open space. addition to ha Site analysis a localised in Loss of princ landscape fe Developmen Loss of comp located outsi Developmen the identified	This wor aving a r shows p crease i ipal open atures. t would r munity ce de the si t would b	uld have egative otential n waste/ space v not signif entre wo te would be locate	a negat impact of for conta (refuse c vould ha ficantly i uld have a have a	ive impa upon the aminatic reation. ve a neg ncrease a nega positive ent to the	act in ter provision on which pative im access tive imp impact e existing	ms of b on of red would b pact in the to afford act in te in susta g neight	iodiversi creationa e remed erms of d dable ho rms of a inability	ity and wall facilitie diated as creating omes with access to terms. d centre	vould inc es withir a result a sense hin the t o service shops/fa	of place own. es althou	urface w /n. elopment and pres	ater flood . There w serving im mity to se	risk in ould be portant ervices outside
Mitigation me													
-				/i.e. e									
Community of				·	nated/re	-provide	30.						
Principal ope	en space	should I	be retair	ned.									
Developmen the loss of a								rface wa	iter flood	l risk an	d help to	mitigate	against

#### Site 808: Six Acre Wood

					5	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 808</b> - Si	x Acre W	ood.											
Short		-	-	-	-	-	0	-	0	0	+	0	0
Medium		0	-	0	-	-	0	0	0	0	+	0	0
Long		0	-	0	-	-	0	0	0	0	+	0	0
Commentary	,												
Site is a matu and of this se			•	of the d	esignate	ed Greer	n Link. De	evelopm	ent wou	ld result	in the los	s of this	habita
Entire site is	permeab	le. Deve	lopment	t would s	significa	ntly incre	ease sur	face wat	er flood	risk.			
Developmen	t would re	esult in t	he short	term los	ss of a re	ecreatior	nal wood	lland but	t then no	further	impact.		
Site is not pro conditions ar		•			woodlar	nd would	not hav	e a posi	tive impa	act in ter	ms of er	vironme	ental
Woodland is immediate lo	•	tant land	dscape f	eature. I	Develop	ment wo	ould have	e a short	term ne	egative ir	npact in	terms o	f its
Site is locate					hbourhc	od centr	re. This v	vould red	duce the	need fo	r new re:	sidents t	o trave
Site is consic borough.	lered too	small to	have a	significa	int effec	t with reo	gard to tl	he provis	sion of a	ffordable	e housin	g within	the
Mitigation me	easures												
Developmen scheme/SUE											ated a la	ndscapii	ng

#### Site 809: Hertford Road Wood

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 809</b> - He	ertford Ro	oad Woo	od.		1		1	1		1		1	<u></u>
Short		+		-	-	-	0	-	0	0	-	0	0
Medium		0		0	-	-	0	-	0	0	-	0	0
_ong		0		0	-	-	0	-	0	0	-	0	0
Commentary													
Site is a design terms of bin Western side the existing p Development Site is not pre conditions an The existing v Site is not loc mode of trans Site is consid borough.	odiversity of site is permeable t would fa eviously of ad carbor wildlife si cated in c sport is li	y. s located e woodla acilitate I develope n emissic ite is an close pro kely to ir	l adjacer and and localised ed land. on reduc importar importar eximity to ncrease	nt to, and would ir l populat Loss of tion. nt local la o town ce locally.	d partly v horease s tion grow woodlan andscap entre or r	within, a surface vth. nd would ne featur neighbor	flood ris water flo not hav e. Devel urhood c	k area. I od risk. e a posi opment centre. C	Develop tive impa would h ar owne	ment wo act in ter ave a ne rship me	ould resu ms of er egative ir eans tha	It in the nvironme npact up t the use	loss c ental pon it.
ditigation me	easures												
Development scheme/SUD											ated a la	ndscapiı	ng
	would ide	entify ind	ividual t	rees of p	particular	<sup>-</sup> signific	ance wh	ich shou	ıld be re	tained.			
Tree survey w							o walk, c						

# Site 810: Woodland Way Wood

					S	Sustaina	bility O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 810 - W	oodland	Way Wo	od.										
Short	-	0	-	-	0	-	0	0	+/0	0	+	0	0
Medium	0	0	-	0	0	-	0	0	+/0	0	+	0	0
Long	0	0	-	0	0	-	0	0	+/0	0	+	0	0
Commentary	,					1							
Site consists would result Development Land is not pr and carbon e Site is locate facilities/serv Site is consic borough.	in the los t of site v reviously emission d in close ices. This	s of this vould inc develope reduction e proxim s would	habitat i rease si ed. Loss n. ity to a r have a p	in the sh urface w of wood neighbou positive i	ort/med ater floc land wou urhood c mpact ir	ium term od risk. uld not ha entre wit n reducir	ave a po th easy p ng the ne	en no fui sitive im pedestria eed to tra	ther imp pact in te an acces avel.	erms of e ss to the	nvironm associa	ental cor ted	nditions
Mitigation me	easures												
Development	t which re S would				•		•			•	ated a la	ndscapii	ng

#### Site 812: Land Rear of Flinders Close

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 812 - La	nd Rear	of Flinde	ers Close	e.									
Short	-	-/0	-	-/+	-	0	0	0	0	0	0	0	0
Medium	0	-/0	-	0	-	0	0	0	0	0	0	0	0
Long	0	-/0	-	0	-	0	0	0	0	0	0	0	0
Commentary													
Development term impact u							f no parti	icular en	vironme	ntal desi	ignation.	Negativ	e short
Site is current	tly perm	eable. D	evelopm	ient wou	ld increa	ase surfa	ace wate	er flood r	isk.				
Development	may res	sult in the	e loss of	the hore	se and p	ony rout	e which	runs thr	ough the	e site.			
Site is in relati however car o												ervices/fa	cilities,
Land is not pr of developme		develop	ed. Site	analysis	shows p	ootential	for conta	aminatio	n which	would be	e remedi	ated as a	a result
Development	would c	ause a s	small loc	alised in	crease i	n domes	stic wast	e produ	ction.				
Site is consid borough.	ered too	small to	have a	significa	int effect	t with reo	gard to tl	he provi	sion of a	ffordable	e housin	g within	the
Mitigation me	asures												
Development against the lo						reduce	surface	water flo	od risk.	Landsca	aping wo	uld mitig	jate
Horse and po	ny route	e should	be retair	ned/re-lo	cated.								

#### Site 814: Land at St Albans Link

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 814 - La	nd at St	Albans I	_ink.										
Short	-	0	-	+/-	-	0	0/-	0	0	0	-	0	0
Medium	0	0	-	0	-	0	0/-	0	0	0	-	0	0
Long	0	0	-	0	-	0	0/-	0	0	0	-	0	0
Commentary													
Development short term im								o particu	lar envir	onmenta	al design	ation. N	egative
Site is curren	tly perm	eable. D	evelopm	nent wou	Id increa	ase surfa	ace wate	er flood r	isk.				
Land is not pr of developme		develop	ed. Site	analysis	shows p	ootential	for conta	aminatio	n which	would be	e remedi	ated as	a result
Site is located to avoid a neg							nd to the	Green I	3elt. Ser	nsitive de	esign wo	uld be re	equired
Site is in an e the use of this								ghbourh	ood cen	tre. Car	ownersł	nip mear	is that
Site is consid borough.	ered too	small to	have a	significa	ant effect	t with reo	gard to tl	he provi	sion of a	ffordable	e housin	g within	the
Mitigation me	asures												
Development against the lo						reduce	surface	water flo	od risk.	Landsca	aping wo	uld mitig	jate
Tree survey s	should be	e carried	out pric	or to dev	elopmen	nt.							

#### Site 819: Land at Malvern Close

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 819</b> - La	nd at Ma	lvern Cl	ose.										
Short	-	-	-	-	-	0	0	0	0	0	-	0	0
Medium	-	-	-	0	-	0	0	0	0	0	-	0	0
Long	0	0	-	0	-	0	0	0	0	0	-	0	0
Commentary													
in the short ar facilities. How undermine th Part of the sit	vever, in e integri	the long ty of the	term it i link as a	s not co 1 whole,	nsidered or have	l that the ongoing	e loss of i impacts	this sec in term	tion of th s of bioc	ie Greer liversity.	ı Link wo		
Land is not p Site is in an e the use of this	reviously	v develop own loca	oed. Dev	velopme I is not ir	nt would n close p	cause a	a small lo to a nei	ocalised	increase	e in dom	estic wa		
Site is consid borough.	ered too	small to	have a	significa	ant effect	: with reg	gard to th	he provi	sion of a	ffordable	e housin	g within	the
Site is located	d in Floo	d Zone 2	2 and pa	rts of Fl	ood Zone	e 3.							
Mitigation me	asures												
Development loss of the ex					l reduce	surface	water flo	ood risk.	Landsca	aping wo	ould mitig	jate aga	inst the
-	should be	e carried	out prio	r to dev	elopmen	t.							
Tree survey s													

# Site 820: Land West of Bragbury Lane

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 820</b> - La	ind West	of Brag	oury Lan	e.			1				1		-
Short	-	0	-	-	-	0	-	0	0	0	-	0	0
Medium	0	0	-	0	-	0	0	0	0	0	-	0	0
Long	0	0	-	0	-	0	0	0	0	0	-	0	0
Commentary	,		-					-					
Developmen Negative sho									rticular e	environn	nental de	esignatic	n.
The entire sit	te is curre	ently per	meable.	Develo	oment w	ould inc	rease su	Irface wa	ater flood	d risk.			
Land is not p	reviously	v develop	oed. Dev	elopme	nt would	cause a	a small lo	ocalised	increase	e in dom	estic wa	ste prod	uctior
The eastern l impact in terr which lies ad	ms of pro	tecting t	he archa	aeologic	al enviro								
The site is in Developmen							ie town's	s cycle n	etwork a	and is no	t well se	rved by	buse
Site is consic borough.	lered too	small to	have a	significa	int effect	: with reg	gard to th	ne provi	sion of a	ffordable	e housin	g within	the
Mitigation me	easures												
Developmen	t which in	•			l reduce	surface	water flo	od risk.	Landsca	aping wo	uld mitig	jate agai	inst th
loss of the ex	asting op												
•	•	e carried	out prio	r to dev	elopmen	t.							
loss of the ex	should be						opment.						

#### Site 821: Land at Vardon Road

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 821</b> - La	and at Va	rdon Roa	ad.			1	1	1	<u> </u>		•	1	
Short	-	0	-	-	-	0	-	0	0	0	-	0	0
Medium	0	0	-	0	-	0	0	0	0	0	-	0	0
Long	0	0	-	0	-	0	0	0	0	0	-	0	0
Commentary	,	1									1		
Developmer short term in The entire si	npact upo	on biodiv	ersity ar	d then r	o furthe	r impact					al design	ation. No	egativ
											4:	- 4	
Land is not p	-												
The eastern impact in ter which lies ac	ms of pro	tecting t	he archa	aeologica	al enviro								
The site is in Developmen							vn's cycl	e netwo	rk and is	s not we	ll served	by buse	es.
Site is consid borough.	dered too	small to	have a	significa	nt effect	t with reg	gard to tl	ne provi	sion of a	ffordable	e housin	g within	the
Mitigation m	easures												
	t which ir	ncorpora			reduce	surface	water flo	od risk.	Landsca	aping wo	ould mitig	jate agai	inst th
		en spac	e habita	ί.									
loss of the e	xisting op	-			elopmen	ıt.							
loss of the e	xisting op should be	e carried	out pric	r to deve			opment.						
Development loss of the el Tree survey Archaeologic Hedgerow at	kisting op should be cal surve	e carried y should	out pric be carri	r to deve ed out p	rior to ar	ny devel	•						

## Site 822: Land at Hampson Park (North)

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 822</b> - La	nd at Ha	impson F	Park (No	orth).	·								
Short	-	+/-	-	-	-	0	-/0	0	0	++	+/-	0	+
Medium	-	+/-	-	0	-	0	0	0	0	+	+/-	0	+
Long	-	+/-	-	0	-	0	0	0	0	+	+/-	0	+
Commentary	•	1											
Development Site is curren Site is not pre Development Site is located Site would pro opportunities The site lies a close proximi is also likely t Development to create loca	tly perm eviously would c d adjace ovide ad for peop adjacent ty to a la o increa would p al market	eable. D develope cause a r nt to an lditional l ble to live to the to arge neig se locall	evelopm ed. Deve noderate Area of a homes in and wo and wo wn's cy hbourho y. substar	nent wou elopmen e localise Archaeo n the she ork in the she hetw ood cent	Ild increa t would i ed increa logical S ort term. town. C ork and re, howe	ase surfa not priori ase in do Significar This wil Dngoing is well so ever car	ace wate itise the omestic v nce. I increas benefits erved by ownersh	er flood r use of p waste pr se acces from re- the tow ip mean	isk. reviousl roduction s to affo letting o n's bus is that th	y develo n. rdable h f afforda network. ie use of	omes ar omes ar ble hous . It is also f this mo	d. nd provic sing. o in rela de of tra	le tively nspo
Mitigation me													
Development against the lo						surface	water flo	ood risk.	Landsc	aping w	ould help	o to mitiç	gate
	al surve	y may be	e require	d prior to	o any de	evelopme	ent.						
Archaeologic													

#### Site 823: Land at Hampson Park (South)

					S	Sustaina	bility O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 823</b> - La	nd at Ha	mpson I	Park (So	uth).									
Short	-	+/-	-	-	-	0	-/0	0	0	++	+/-	0	+
Medium	-	+/-	-	0	-	0	0	0	0	+	+/-	0	+
Long	-	+/-	-	0	-	0	0	0	0	+	+/-	0	+
Commentary								-					
Site forms paterms of biod Development and would re Site is curren Site is not pro Development Site is locate Site would proportunities The site lies close proximities also likely Development to create loca	iversity a t would fa sult in th atly perma eviously t would c d adjace for peop adjacent ity to a la to increa t would p	and the p acilitate l e loss of eable. D develope ause a r nt to an ditional ble to live to the to irge neig se locall rovide a	orovision localised f part of f evelopm ed. Deve moderate Area of <i>J</i> homes in e and wo own's cyo hown's cyo hown's cyo y	of gree I populat the Ham hent wou elopmen e localise Archaeo h the sho ork in the cle netwo ood cent	n spaces tion grow pson Pa Ild increa t would i ed increa logical S ort term. town. C ork and re, howe ber of ho	s. Site al wth. How ark play a ase surfa not prior ase in do Bignificar This will Dngoing is well so ever car	vever it w area white ace wate itise the pomestic w nce. I increas benefits erved by ownersh	ains a nu vould no ch is loc er flood r use of p waste pr waste pr e acces from re- the tow ip mean	imber of t protect ated on isk. reviously roduction s to affo letting o n's bus is that th	rdable h f afforda network	omes ar ble hous this als this mo	ional fac e of the s d. d. d. o in relat de of tra	ilities ite. ite ively nspor
Mitigation me	easures												
Developmen against the lo		•				surface	water flo	ood risk	Landsc	aping w	ould hel	o to mitig	jate
Archaeologic	al surve	y may be	e require	d prior to	o any de	evelopme	ent.						
Tree survey i	required	prior to a	any deve	elopmen	t.								
Development the site.	t should i	include r	neasure	s to enc	ourage p	people to	o walk, c	ycle or ι	ise publi	ic transp	ort to tra	avel to ar	nd froi

#### Site 824: Land at Cromwell Road

					S	ustaina	bility Ol	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 824 - Lar	nd at Cro	omwell F	Road.										
Short	-	-	-	-	-	0	0	0	0	0	-	0	0
Medium	0	0	-	0	-	0	0	0	0	0	-	0	0
Long	0	0	-	0	-	0	0	0	0	0	-	0	0
Commentary													
Development designation a					ort term	loss of a	grassed	d area w	hich is c	of no par	ticular e	nvironme	ental
The entire site	e is curre	ently per	meable.	Develop	oment w	ould inci	ease su	rface wa	ater flood	d risk.			
Development	would h	ave a sh	ort term	negativ	e impac	t in term	s of the	protectio	on of rec	reationa	I facilitie	s.	
Site is not pre	viously o	develope	ed. Deve	lopment	t would r	not priori	tise the	use of p	reviously	y develo	ped land	ł.	
Development	would c	ause a r	noderate	e localise	ed increa	ase in do	omestic v	waste pr	oductior	1.			
The site lies a centre. Car ov											ty to a ne	eighbour	hood
Site is conside borough.	ered too	small to	have a	significa	nt effect	with reg	gard to th	ne provis	sion of a	ffordable	e housin	g within	the
Mitigation me	asures												
Development against the lo						surface	water flo	ood risk.	Landsc	aping wo	ould help	o to mitig	jate
Tree survey re	equired	prior to a	any deve	lopment	t.								
Development the site.	should i	nclude r	neasure	s to enco	ourage p	eople to	walk, c	ycle or u	se publi	c transp	ort to tra	vel to ar	nd from

## Site 828: Land at Roaring Meg South

Site 828 - Land at Roaring Meg South.           Short         -         +         -         -         0         0         0         0         +/           Medium         0         0         -         0         -         0         0         0         0         +/						5	Sustaina	bility O	bjective	S				
Short       -       +       -       -       0       0       0       0       0       +         Medium       0       0       -       0       -       0       0       0       0       0       +         Long       0       0       -       0       -       0       0       0       0       +         Commentary       -       0       -       0       0       0       0       +       +         Development of the site would result in the short term loss of a wooded/grassed area which is of no environmental designation and then no further impact.       - <t< th=""><th></th><th>1</th><th>2</th><th>3</th><th>4</th><th>5</th><th>6</th><th>7</th><th>8</th><th>9</th><th>10</th><th>11</th><th>12</th><th>13</th></t<>		1	2	3	4	5	6	7	8	9	10	11	12	13
Medium       0       0       -       0       -       0       0       0       0       0       0       0       +/         Long       0       0       0       -       0       -       0       0       0       0       0       +/         Commentary       Development of the site would result in the short term loss of a wooded/grassed area which is of no environmental designation and then no further impact.       The entire site is currently permeable. Development would increase surface water flood risk.         Development would enable minor localised population growth in the short term.       Site is not previously developed. Development would not prioritise the use of previously developed I         Development would cause a moderate localised increase in domestic waste production.       Site is well served by bus routes and is well connected to the town's cycle network. However, car own this form of transport would also be likely to increase locally.         Site is located in relatively close proximity to the Gunnel's Wood employment area. Potential to reduce and support a low carbon economy.       Site is considered too small to have a significant effect with regard to the provision of affordable how borough.	te 828 - La	nd at Ro	aring Me	eg South	l.		·							
Long       0       0       -       0       -       0       0       0       0       0       0       +/         Commentary         Development of the site would result in the short term loss of a wooded/grassed area which is of no environmental designation and then no further impact.         The entire site is currently permeable. Development would increase surface water flood risk.         Development would enable minor localised population growth in the short term.         Site is not previously developed. Development would not prioritise the use of previously developed I         Development would cause a moderate localised increase in domestic waste production.         Site is well served by bus routes and is well connected to the town's cycle network. However, car owr this form of transport would also be likely to increase locally.         Site is located in relatively close proximity to the Gunnel's Wood employment area. Potential to reduce and support a low carbon economy.         Site is considered too small to have a significant effect with regard to the provision of affordable hou borough.	ort	-	+	-	-	-	0	0	0	0	0	+/-	0	+/0
Commentary Development of the site would result in the short term loss of a wooded/grassed area which is of no environmental designation and then no further impact. The entire site is currently permeable. Development would increase surface water flood risk. Development would enable minor localised population growth in the short term. Site is not previously developed. Development would not prioritise the use of previously developed I Development would cause a moderate localised increase in domestic waste production. Site is well served by bus routes and is well connected to the town's cycle network. However, car owr this form of transport would also be likely to increase locally. Site is located in relatively close proximity to the Gunnel's Wood employment area. Potential to reduce and support a low carbon economy. Site is considered too small to have a significant effect with regard to the provision of affordable hou borough.	edium	0	0	-	0	-	0	0	0	0	0	+/-	0	+/0
Development of the site would result in the short term loss of a wooded/grassed area which is of no environmental designation and then no further impact. The entire site is currently permeable. Development would increase surface water flood risk. Development would enable minor localised population growth in the short term. Site is not previously developed. Development would not prioritise the use of previously developed I Development would cause a moderate localised increase in domestic waste production. Site is well served by bus routes and is well connected to the town's cycle network. However, car owr this form of transport would also be likely to increase locally. Site is located in relatively close proximity to the Gunnel's Wood employment area. Potential to reduce and support a low carbon economy. Site is considered too small to have a significant effect with regard to the provision of affordable hou borough.	ng	0	0	-	0	-	0	0	0	0	0	+/-	0	+/0
environmental designation and then no further impact. The entire site is currently permeable. Development would increase surface water flood risk. Development would enable minor localised population growth in the short term. Site is not previously developed. Development would not prioritise the use of previously developed I Development would cause a moderate localised increase in domestic waste production. Site is well served by bus routes and is well connected to the town's cycle network. However, car own this form of transport would also be likely to increase locally. Site is located in relatively close proximity to the Gunnel's Wood employment area. Potential to reduce and support a low carbon economy. Site is considered too small to have a significant effect with regard to the provision of affordable hour borough.	ommentary													
Development would enable minor localised population growth in the short term. Site is not previously developed. Development would not prioritise the use of previously developed I Development would cause a moderate localised increase in domestic waste production. Site is well served by bus routes and is well connected to the town's cycle network. However, car owr this form of transport would also be likely to increase locally. Site is located in relatively close proximity to the Gunnel's Wood employment area. Potential to reduce and support a low carbon economy. Site is considered too small to have a significant effect with regard to the provision of affordable hou borough.								a wooded	l/grasse	d area v	which is	of no pa	rticular	
Site is not previously developed. Development would not prioritise the use of previously developed I Development would cause a moderate localised increase in domestic waste production. Site is well served by bus routes and is well connected to the town's cycle network. However, car owr his form of transport would also be likely to increase locally. Site is located in relatively close proximity to the Gunnel's Wood employment area. Potential to reduce and support a low carbon economy. Site is considered too small to have a significant effect with regard to the provision of affordable hou porough.	e entire sit	e is curre	ently per	meable.	Develo	pment w	ould inc	rease su	rface wa	ater floo	d risk.			
Development would cause a moderate localised increase in domestic waste production. Site is well served by bus routes and is well connected to the town's cycle network. However, car own his form of transport would also be likely to increase locally. Site is located in relatively close proximity to the Gunnel's Wood employment area. Potential to reduce and support a low carbon economy. Site is considered too small to have a significant effect with regard to the provision of affordable hou porough.	evelopment	would e	nable m	inor loca	alised po	pulatior	growth	in the sh	ort term					
Site is well served by bus routes and is well connected to the town's cycle network. However, car owr this form of transport would also be likely to increase locally. Site is located in relatively close proximity to the Gunnel's Wood employment area. Potential to reduce and support a low carbon economy. Site is considered too small to have a significant effect with regard to the provision of affordable hou porough.	e is not pre	eviously	develope	ed. Deve	lopmen	t would	not prior	itise the	use of p	reviousl	y develo	ped land	d.	
this form of transport would also be likely to increase locally. Site is located in relatively close proximity to the Gunnel's Wood employment area. Potential to reduce and support a low carbon economy. Site is considered too small to have a significant effect with regard to the provision of affordable hou porough.	evelopment	would c	ause a r	noderate	e localis	ed incre	ase in do	omestic	waste pr	oductior	ו.			
and support a low carbon economy. Site is considered too small to have a significant effect with regard to the provision of affordable hou borough.								own's cyc	le netwo	ork. How	vever, ca	r owners	ship mea	ans tha
borough.			-	•	nity to th	e Gunne	el's Wood	d employ	ment ar	ea. Pote	ntial to re	educe oi	ut/in com	mutin
Mitigation measures		ered too	small to	have a	significa	ant effec	t with reg	gard to th	ne provi	sion of a	ffordable	e housin	g within	the
-	tigation me	asures												
Development which incorporated SUDS would reduce surface water flood risk. Landscaping would l against the loss of the existing open space habitat.							surface	water flo	ood risk.	Landsc	aping w	ould help	o to miti	gate
Tree survey required prior to any development.	ee survey r	equired	prior to a	any deve	lopmen	t.								

## Site 834: Sleaps Hyde

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 834 - Sle	aps Hyc	le.	1		1	1	1	1			1	1	
Short	-	+/-	-	-	-	0	0	0	0	0	+/-	0	+
Medium	0	+/-	-	0	-	0	0	0	0	0	+/-	0	+
Long	0	+	-	0	-	0	0	0	0	0	+/-	0	+
Commentary													
Development designation a					ort term	loss of a	ı grassed	d area w	hich is c	of no par	ticular e	nvironm	ental
The majority o	of the sit	e is curr	ently pe	rmeable	. Develo	pment w	ould inc	rease si	urface w	ater floo	d risk.		
Development would result ir											e short/n	nedium t	term i
Majority of the	site is r	not previ	ously de	eveloped	. Develo	pment v	vould no	t prioritis	se the us	se of pre	viously c	levelope	ed lan
Development	would c	ause a r	noderate	e localis	ed increa	ase in do	omestic	waste pr	oductior	۱.			
The site has g However, car												cle netwo	ork.
Development could also hel								ervices	at the ne	earby ne	ighbourł	nood cer	ntre. I
Site is conside borough.	ered too	small to	have a	significa	int effect	t with reg	gard to th	he provi	sion of a	ffordable	e housin	g within	the
Mitigation mea	asures												
Development against the los						surface	water flo	ood risk.	Landsc	aping w	ould help	o to mitig	gate
		noludo r	noacuro	s to enc	ourade r	neonle tr	walk c	ycle or u	ise publi	c transn	ort to tra	wal to ar	ad fra

## Site 840: Former Pin Green School Playing Field

					S	Sustaina	bility O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 840 - Fo	rmer Pin	Green	School F	Playing F	ield.								
Short		/+	-	-	-	0	0	0	0	+	+	0	+
Medium	-	-/+	-	0	-	0	0	0	0	+	+	0	+
Long	-	-	-	0	-	0	0	0	0	+	+	0	+
Commentary													
Development Green Link. If biodiversity.													
Development facilitate local				of a rela	tively lar	ge open	space v	vhich is	a recrea	tional fa	cility. Ho	wever, if	would
Development	would c	ause a l	ocalised	increas	e in dorr	nestic wa	aste proc	duction.					
The site is cu	rrently p	ermeabl	e. Devel	opment	would ir	ncrease	surface	water flo	od risk.				
Site would pro													le
Site is connect proximity to a to travel and i	neighbo	ourhood	centre a	nd to Ha	ampson	Park. De	evelopm						
Mitigation me	asures												
Re-provision	of this se	ection of	the Gree	en Link v	vould er	sure the	integrity	y of the s	outhern	end of t	his link r	emained	l intact.
Development against the lo						surface	water flo	ood risk.	Landsc	aping wo	ould help	o to mitig	gate

## Site 841: Land at Shephalbury Park

					5	Sustaina	ability O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 841- La	nd at She	ephalbur	ry Park.									·	
Short	-	-/+	-/0	-/+	?	0	-	+/-	0	+	-	0	+
Medium	-	-/+	-/0	-/+	?	0	0	+/-	0	+	-	0	+
Long	-	-/+	-/0	-/+	?	0	0	+/-	0	+	-	0	+
Commentary	/												
loss of the paincreased su The entire si Development as the easte Site analysis site is not ho Development the western by offset by f Site is locate was not a new The re-devel contribution negative imp Site would p opportunities Ongoing ber The site is not means that t	Inface was te forms to f the s rn side of shows p wever pr thalf of the this. ed within a within a egative im lopment of to its parl pact. rovide act s for peop hefits from bt well se he use of	ter flood part of a ite would f the site potential reviously esult in a e site wo an Area pact up of the ind kland su Iditional ole to live n re-lettii rved by	risk. designa d facilitat , which i for conta develop a localise ould ceas of Archa on cultur dustrial a rroundin homes in e and wo ng of affo	ted Gree e localis ncludes mination ed - dev ed increa e. It is n eeologica al herita rea, if w gs. The n the sho ork in the ordable I	en Link a sed popu- parklan- n which velopme ase in do ot know al Signifi ge. ell designed develop ort term. town. E nousing.	and the ulation g d and a would be nt would omestic w whether cance. A gned, coo ment of This wil Developr	western rowth, h children e remed I not pric waste pr the leve Archaeo uld crea the east l increas nent wo is in clo	side is c owever i 's play a iated as pritise the roduction el of was logical su te a bette tern side se acces uld supp se proxir	lesignation t would in rea wou a result e use of the produ- urvey wo er sense of the s s to affo ort the r	ed as pr not prote ld be los of devel previous ver, the i iced by r puld be r ould be r ould be r e of place ite would rdable h	ect recre t. opment. sly devel ndustrial new devel equired e which i d be like omes ar tion of th	pen spa ational fa Eastern oped lar l use loca elopmen to ensur made a provid ne town	ce. acilitie side nd. ated o t wou e the positive e a de centre
Mitigation m													
Developmen	t should,	ideally,	be limite	d to the	western	side of	the site.						
Developmen against the le						surface	water fl	ood risk	Landso	aping w	ould hel	p to mitię	gate
Tree survey	required	and rete	ention of	mature t	rees sh	ould be :	sought.						
Archaeologio	cal surve	y require	ed.										

	Sustainability Objectives
Development the site.	should include measures to encourage people to walk, cycle or use public transport to travel to and from



# iv . The Matrix Tables - Assessment of Identified Employment Sites

The Stevenage Borough Local Plan Sustainability Appraisal

## iv The Matrix Tables - Assessment of Identified Employment Sites

#### Site 125: Stevenage Leisure Park

					5	Sustaina	bility O	bjective	s				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 001 - S	Stevenage	Leisure	Park.					'					
Short	0/+	+/-	+	+	-	0	0	+	+	+	++	+	++
Medium	0/+	+/-	+	0	-	0	0	+	+	+	++	+	++
Long	0/+	+/-	+	0	-	0	0	+	+	+	++	+	++
Commenta	ry												
The site cor would signi Developme to the comr Site analysi There woul The site is le of place. The site is le transport lir commuting Developme Large edge	ficantly red nt would e nunity, cult is shows p d be a loca ocated on a ocated in a hks. Develo	duce surf encourag tural and otential f alised inc a promin highly s opment v	face wai le localis l recreat for conta crease in ent corn ustainat vould be e regene	ter flood sed ecor ional fac aminatio n waste/ ner plot. \ ple locati e well po eration o	risk and nomy gro cilities of n which refuse c Well desi on with e sitioned f the tow	i improve owth. The the town would be reation. igned de excellent to reduc n centre	e biodive e loss of n centre. e remed velopme t access e car de and help	ersity. the exist iated as ent could to the to pendence o to crea	a result a result create l wn centr cy amon te a local	king cou of devel ocal dist re's facili gst work	Id reduction	e acces ess and a vices and decreas goods/se	sibility a sens d publi e in/ou ervices
parking are					,								
Mitigation n	neasures												
SuDS shou	ld be used	l to ensu	re that t	he deve	lopment	of the s	ite does	not incr	ease the	risk of f	looding.		
Developme	nt should l	be desig	ned to r	ninimise	waste p	roductio	n and m	aximise	recyclin	g.			
Re-provisio	n of parkir	ng if requ	iired.										

#### Site -: Town Centre (Swingate surface car parks, Leisure Centre, Staples, The Plaza)

						Sustair	nability	Objecti	ves				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Swingate	•	1	1	1	1		1		·	1	<u> </u>	1	
Short	+/0	+/-	+	+	-	0	+/-	+	+	0	++	+	++
Medium	+/0	+/-	+	0	-	0	+/-	+	+	0	++	+	++
Long	+/0	+/-	+	0	-	0	+/-	+	+	0	++	+	++
Commentary	,	1	1	1	,		1			1	1	1	
The site cons would signific Developmen to the comm There would Site is locate whereas poo Well designe The site is loc transport link commuting. Developmen	cantly re t would e unity, cul be a loc d adjace rly desig d develo cated in a s. Devel	duce sur encourag tural and alised in ent to a 0 uned dev opment of a highly s opment	rface wa ge locali d recrea ncrease Conserv velopme could he sustaina would b	ater floo ised ecc ational fa in waste ation Ar ation Ar ation Ar ation Could ation Ar ation Ation	d risk ar pnomy g acilities o e/refuse rea. Well d detract eate loca ation with ositione	nd impro rowth. T of the to creation I designe from it. al distinct n excelle d to redu	ve biodi The loss wn centr n. ed deve stiveness nt acces uce car o	versity. of the e re. lopment s and a s s to the depende	xisting p could e sense o town ce ency am	enhance f place. ntre's fa	could redu the Conse cilities, se orkers and	ervation A rvices and decrease	sibility rea d publi e in/or
Mitigation me		be desig	gned to	minimis	e waste	product	ion and	maximi	se recyc	ling.			
Mixed use so	cheme re	equired.											
Leisure Cen	tre												
Short	0/+	+/-	+	+	-	0	0	+	-/+	0	++	+	++
Medium	0/+	+/-	+	0	-	0	0	+	-/+	0	++	+	++
Long	0/+	+/-	+	0	-	0	0	+	-/+	0	++	+	++
Commentary	,			<u> </u>	1	1	I		1	1	<u> </u>		
		complex	x with a	dioining	car park	and de	livery ar	eas. Ap	proxima	telv 4 st		ivalent in	l

#### The Matrix Tables - Assessment of Identified Employment Sites

Development would help to facilitate localised economy growth. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities. The loss of the leisure centre would however have a negative impact in the short term.

Site is previously developed land. Development would therefore prioritise the use of previously developed land within the town.

Development would result in a localised increase in waste/refuse creation.

Development of a well designed mixed use scheme could help to create a sense of place. Excellent access to town centre services for new residents. Loss of leisure centre would however have a temporary negative impact.

The site is located in a sustainable location with excellent access to the town centre's facilities and public transport links. Development would be well positioned to reduce car dependency amongst workers and decrease in/out commuting.

Development would support the regeneration of the town centre and help to create a local market for local goods/services.

#### Mitigation measures

Town centre leisure facility should be retained or re-provided.

Development should be designed to minimise waste production and maximise recycling.

Mixed use scheme required.

Staples													
Short	0/+	+/-	+	+	-	0	0	+	+	0	++	+	+/-
Medium	0/+	+/-	+	0	-	0	0	+	+	0	++	+	+/-
Long	0/+	+/-	+	0	-	0	0	+	+	0	++	+	+/-

Commentary

Edge-of-town style retail unit and associated parking. Situated to rear of large supermarket and adjacent to town centre ring road.

Development which included landscaping and SUDS would significantly reduce surface water flood risk and improve biodiversity.

Development would facilitate localised economy growth. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities.

Site analysis shows potential for contamination which would be remediated as a result of development.

The site is previously developed land. Development would therefore prioritise the use of previously developed land within the town.

Development would result in a localised increase in waste/refuse creation.

Well designed development could create a space/building which worked well and helped to create a sense of place.

Excellent access to town centre services for new workers.

The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst workers and decrease in/out commuting.

Development would support the regeneration of the town centre and help to create a local market for local goods/services. However, mixed use development would be required to avoid job losses caused by the loss of the current employment use on the site.

#### Mitigation measures

Development should be designed to minimise waste production and maximise recycling.

Mixed use scheme required.

#### The Plaza

Short	+	+/-	+	+	-	0	+/-	+	-/+	0	++	+	++
Medium	+	+	+	0	-	0	+/-	+	-/+	0	++	+	++
Long	+	+	+	0	-	0	+/-	+	-/+	0	++	+	++

#### Commentary

Development which included landscaping and SUDS would significantly reduce surface water flood risk and improve biodiversity.

Development would help to facilitate localised economy growth. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities.

Site is previously developed land. Development would therefore prioritise the use of previously developed land within the town.

Development would result in a localised increase in waste/refuse creation.

Development of a well designed mixed use scheme could help to create a sense of place. Excellent access to town centre services for workers.

The site is located in a sustainable location with excellent access to the town centre's facilities and public transport links. Development would be well positioned to reduce car dependency amongst workers and decrease in/out commuting.

Development would support the regeneration of the town centre and help to create a local market for local goods/services.

#### Mitigation measures

Development should be designed to minimise waste production and maximise recycling.

High standard of design required.

Mixed use scheme required.

## Site 611a: Land West of North Road (2)

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 003 - Lar	nd West	of North	Road (2	2).					1				
Short	-	+		-	-	0	0	0	0	++	-	+	+
Medium	-	+		0	-	0	0	0	0	++	-	+	+
Long	-	+		0	-	0	0	0	0	++	-	+	0
Commentary													
northern boun impact in bioc of particular s Development the short/med Development Site is located cycle network Development provided and	liversity ignifican would p lium tern would re d on the could ha	terms. T ice as th rovide a n. esult in a edge of mership ave the p	he entire e site is number a localise Stevena means	e site is located of new ed increa uge. The that the to reduc	a perme partly wi employn ase in wa site has use of th ce in/out	able are ithin, a z nent opp aste/refu ; good ac nis mode commut	a. Devel cone 2/3 portunitie use creat ccess to e of trans	lopment flood ris s which tion. local bu sport wo to the su	would ro k area. would fa s servic uld be lik	esult in t acilitate I es but is kely to ir	he loss ocal eco not con icrease l	of this w nomy gr nected t ocally.	hich is rowth in o the
Mitigation me	asures												
SuDS should	be used	to ensu	re that t	he deve	lopment	of the si	ite does	not incre	ease the	risk of f	looding.		
Landscaping	should b	e provid	led withi	n/aroun	d the site	e to redu	ice the n	egative	impact c	on biodiv	ersity.		
	should i	nclude r	neasure	s to enc	ourage p	people to	o walk, c	ycle or u	ise publi	ic transp	ort to tra	ivel to ar	nd from

#### Site 618: Land West of J8

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 004</b> - La	nd West	of J8.											
Short	-	+		-	-	0	0	0	0	++	-	+	+
Medium	-	+		0	-	0	0	0	0	++	-	+	+
Long	-	+		0	-	0	0	0	0	++	-	+	0
Commentary													
Site is design detrimental in this which is o Development growth in the Development Site is located the cycle netw	npact in of particu would p short/me would re d on the	biodivers Ilar signi rovide a edium te esult in a edge of	sity term ficance : significa rm. a localise Stevena	s. The e as the si nt numb ed increa ge. The	entire site ite is loca per of new ase in wa site has	e is a pe ated par w employ aste/refu	rmeable tly withir yment op use creat ite acces	area. D n, a zone oportuni tion. ss to loc	evelopm 2/3 floc ties whic al bus se	ent wou od risk a h would ervices b	ld result rea. facilitate	t connec	oss of conom
Development be provided a	ind woul								ubstantia	al numbe	er of hom	nes whic	h cou
Mitigation me													
SuDS should	be used	to ensu	re that t	ne deve	lopment	of the si	te does	not incre	ease the	risk of f	looding.		
	should b	e provid	led withi	n/around	d the site	e to redu	ce the n	egative	impact c	on biodiv	ersity.		
Landscaping				- 4			walk, c	vala ar i					

## Site 612: Land West of Stevenage

					S	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 005</b> - La	and West	of Steve	enage.		1	1	1	1			1	1	
Short	-	+	-	-	-	-	0	0	0	+	-	+	+
Medium	-	+	-	0	-	0	0	0	0	+	-	+	+
Long	0	0	-	0	-	0	0	0	0	+	-	+	0
Commentary	/	1	1		1	1	1	1			1	1	
				aium tei	rm econ	omy gro	wth in th	e locality	y. Noise	pollutior	n from th	e adjace	ent A1
Motorway lik Developmen Site is locate	ely to be it would re ed on the	an issue esult in a edge of	e. a localise the towr	ed increa	ase in wa	aste/refu	ise creat	tion. ot connec	cted to th	ne cycle	network	. Poor a	ccess
Motorway lik Developmen Site is locate to public trar	ely to be at would re ed on the asport. Ca	an issue esult in a edge of	e. a localise the towr	ed increa	ase in wa	aste/refu	ise creat	tion. ot connec	cted to th	ne cycle	network	. Poor a	ccess
Motorway lik Developmen Site is locate to public trar Mitigation m SuDS should	ely to be at would re ed on the asport. Ca easures	an issue esult in a edge of ar owner	e. a localise the towr ship me	ed increa i in an is ans that	ase in wa colated lo the use	aste/refu	ise creat and is no node of t	tion. t connect ransport	cted to th would b	ne cycle be likely	network to increa	. Poor a	ccess
Motorway lik Developmen Site is locate to public trar Mitigation m	ely to be at would re ed on the asport. Ca easures d be used at could in	an issue esult in a edge of ar owner I to ensu	e. a localise the towr ship me re that the easures	ed increa i in an is ans that ne devel to enco	ase in wa colated lo the use	aste/refu ocation a of this n of the si	and is no node of t	tion. t connect transport	cted to the twould be the two the two the two the two the two	ne cycle be likely risk of fl	network to increa	. Poor a ase loca	ccess lly.

#### Site V1: Former Kodak Site

					5	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 006 - F	ormer Koo	dak Site.			1				1				
Short	0/+	+/-	+	+	-	0	0	+	+	+	++	+	++
Medium	0/+	+/-	+	0	-	0	0	+	+	+	++	+	++
Long	0/+	+/-	+	0	-	0	0	+	+	+	++	+	++
Commentar	/												
Cleared site area.	with Gun	nels Wo	od Empl	oyment	Area us	ed for ca	ar parkin	g with s	ubstantia	al imperr	neable ł	nard surf	faced
Developmer biodiversity.	nt which ir	Icluded I	andscap	oing and	SuDs w	ould sig	nificantly	/ reduce	e surface	water fl	ood risk	and imp	prove
Frontage on	to Gunne	ls Wood	Road a	nd Bess	emer Dr	ive.							
Developmer	nt would e	ncourag	e localis	ed econ	iomy gro	wth.							
Site analysis	shows p	otential	for conta	minatio	n which	would be	e remedi	iated as	a result	of devel	opment.		
There would	be a loca	alised inc	crease ir	n waste/	refuse c	reation.							
The site is lo transport linl commuting.		• •											•
Developmer	it would si	upport th	e regene	eration o	f the tow	n centre	and help	to creat	te a local	market	for local	goods/se	ervices
Mitigation m	easures												
SuDS shoul	d be used	to ensu	re that t	he deve	lopment	of the si	ite does	not incr	ease the	risk of f	looding.		
Developmer	nt should l	be desig	ned to n	ninimise	waste p	roductio	n and m	aximise	recyclin	g.			
	of parkin												

#### Site V2: Land at MBDA

					5	Sustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 007 - L	and at ME	BDA.											
Short	0/+	+/-	+	+	-	0	0	+	+	+	++	+	++
Medium	0/+	+/-	+	0	-	0	0	+	+	+	++	+	++
Long	0/+	+/-	+	0	-	0	0	+	+	+	++	+	++
Commentar	у												
Cleared site					oyment	Area us	ed for ca	ar parkin	g. The s	ite consi	sts prim	arily of a	n
Developmer biodiversity.		ncluded I	andscap	oing and	SuDs w	vould sig	nificantly	y reduce	e surface	water fl	ood risk	and imp	orove
Developme	nt would e	ncourag	e localis	ed econ	iomy gro	owth.							
Site analysi	s shows p	otential	for conta	aminatio	n which	would b	e remed	iated as	a result	of devel	opment.		
There would	d be a loca	alised ind	crease ir	n waste/	refuse c	reation.							
Developme	nt would b	e well p	ositioned	d to redu	ice car c	lepende	ncy amo	ongst wo	rkers an	d decrea	ase in/ou	ut comm	uting.
Developmer	nt would si	upport th	e regene	eration o	f the tow	n centre	and help	o to creat	te a local	market	for local	goods/se	ervices
			Ū									•	
Mitigation m	neasures												
SuDS shoul	ld be usec	l to ensu	re that t	he deve	lopment	of the s	te does	not incre	ease the	risk of f	looding.		
	nt should	be desig	ned to n	ninimise	waste p	oroductio	n and m	iaximise	recyclin	g.			
Developme													
Developmen Re-provision	n of parkir	ng if requ	iired.										

## Site V5: Leyden House

					S	ustaina	bility O	bjective	S				
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 008 - Le	yden Ho	use.											·
Short	0/+	+/-	+	+	-	0	0	+		+	++	+	++
Medium	0/+	+/-	+	0	-	0	0	+		+	++	+	++
Long	0/+	+/-	+	0	-	0	0	+		+	++	+	++
Commentary													
Development biodiversity. Development Site analysis There would Frontage onto	would e shows p be a loca o Gunnel	ncourag otential alised ind	e localis for conta crease ir	ed econ amination n waste/	iomy gro n which <sup>-</sup> refuse ci	wth. would be reation.	e remedi	-					
Mitigation me	asures												
SUuS should Development Re-provision	should I	be desig	ned to n	ninimise	waste p						ooding.		



The Stevenage Borough Local Plan Sustainability Appraisal

#### Policy SP1: Presumption in Favour of Sustainable Development

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes:	Biodiversit	ty, flora	and fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	++	
range of habitats and species to viable levels.	M (Medium)	++	
	L (Long)	++	
Health and Population SE	A themes:	: Popula	ation, Human Health
2. To protect and enhance	S	++	
human health and wellbeing, meeting the needs of existing	М	++	
residents and encourage local population growth.	L	++	
Water SEA themes: Water,	soils, biod	diversity	, flora and fauna
3. To protect and enhance	S	++	
water quality, encourage water conservation and	М	++	
reduce flood risk.	L	++	
Soil SEA themes: Soils	L	,	
4. To reduce land	S	0	
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA	A themes: N	Materia	lassets
5. To minimise waste and	S	0	
increase recycling	М	0	
	L	0	
Environmental Quality SE	A themes:	: Air qua	ality, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	
limiting noise and air pollution	М	0	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cult	tural herita	ige	

Sustainability Objectives	Effect		Comments
7. To preserve and enhance	S	0	
areas and buildings designated for their historic	М	0	
and/or archaeological interest and protect their settings.	L	0	
Good Design SEA themes	: Cultural	heritage	e, population, human health
8. To create places, spaces	S	0	
and buildings that work well, age well, look well and which	М	0	
enhance the diversity and distinctiveness of the local character and landscape.	L	0	
Access to Services SEA t	hemes: N	Aaterial a	assets, population, human health
9. To improve access to all	S	0	
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Pop	oulation, h	numan h	ealth
10. To address the causes of	S	0	
deprivation and ensure everyone has access to	М	0	
decent, appropriate and affordable housing.	L	0	
Travel SEA themes: Air qu	ality, clim	atic facto	ors, population, material assets
11. To reduce the need to	S	0	
travel and increase the use of sustainable methods of	-M	0	
transportation.		0	
Skills SEA themes: Popula			th, material assets
12. To improve access to skills, knowledge and	S	0	
education to ensure that people can gain access to	М	0	
appropriate and satisfying work.	L	0	
Investment SEA themes: F	Population	n, humai	n health
13. To support and grow the	S	0	
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment	L	0	

Sustainability Objectives	Effect	Comments
centres remain efficient and viable.		

#### Policy SP2: Sustainable Development in Stevenage

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes:	Biodivers	ity, flora	and fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	++	Policy contains commitment to protect and improve important open space, wildlife sites and habitats.
range of habitats and species to viable levels.	M (Medium)	++	
	L (Long)	++	
Health and Population SE	A themes	s: Popul	ation, Human Health
2. To protect and enhance human health and wellbeing,	S	++	Policy contains a commitment to raise life expectancy and encourage healthy lifestyles
meeting the needs of existing residents and encourage	М	++	_
local population growth.	L	++	
Water SEA themes: Water,	soils, bio	diversit	y, flora and fauna
3. To protect and enhance	S	++	Policy states that development will occur within the limits of
water quality, encourage water conservation and	М	++	infrastructure and that harm from flood risk should be reduced
reduce flood risk.	L	++	
Soil SEA themes: Soils	<u> </u>		L
4. To reduce land	S	++	Policy states that development will avoid or prevent harm from
contamination and safeguard soil quality.	М	++	- contamination and pollution.
	L	++	
Waste and Recycling SEA	themes:	Materia	al assets
5. To minimise waste and	S	0	This issue is not explicitly mentioned in the policy.
increase recycling	М	0	
	L	0	
Environmental Quality SE	A themes	s: Air qu	ality, climatic factors, human health, soils, water
6. To maximise the quality of	S	++	Policy commits to reducing impact on climate change and limit
environmental conditions by limiting noise and air pollution	М	++	- pollution.
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	++	
Heritage SEA themes: Cul	tural herit	ade	1

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings	S	?	Policy commits to protecting and preserving areas and building of historical and archaeological interest.
designated for their historic and/or archaeological interest	M	?	_
and protect their settings.			
Good Design SEA themes	s: Cultura	l heritag	e, population, human health
8. To create places, spaces and buildings that work well,	S	++	Policy requires high-quality buildings and spaces that improve their surroundings.
age well, look well and which enhance the diversity and	M	++	_
distinctiveness of the local character and landscape.	L		
Access to Services SEA t	themes: I	Material	assets, population, human health
9. To improve access to all services, taking into	S	++	Policy seeks to provide facilities and services.
consideration inequalities relating to age, gender,	М	++	
disability, race and faith.	L	++	
Housing SEA themes: Pop	oulation, I	human I	health
10. To address the causes of deprivation and ensure	S	++	Policy seeks to provide a mix of homes for all sectors of the community.
everyone has access to decent, appropriate and	М	++	
affordable housing.	L	++	
Travel SEA themes: Air qu	ality, clim	atic fact	ors, population, material assets
11. To reduce the need to travel and increase the use	S	++	Policy will reduce the need to travel and promote journeys by bus, bike and foot.
of sustainable methods of	M	++	
transportation.	L	++	
Skills SEA themes: Popula	ation, hun	nan hea	Ith, material assets
12. To improve access to skills, knowledge and	S	++	Policy aims to raise the aspirations, earnings and education level of the residents.
education to ensure that people can gain access to	M	++	_
appropriate and satisfying work.	L	++	
Investment SEA themes: P	opulatior	n, humar	health
13. To support and grow the local economy, increase	S	++	Policy seeks to improve areas of the town that are under-performing, deliver high-quality buildings and spaces, and
nvestment in people,	М	++	improve skills and education.
equipment, employment, infrastructure and other assets ensuring that	L	++	
economic and employment			

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

#### Policy SP3: A Strong, Competitive Economy

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes:	Biodivers	sity, flora	and fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy supports intensive use of accessible, previously developed sites and maintaining the role of two key employment areas, thus reducing demand for greenfield land. However, a new site
	M (Medium)	+/	at Junction 7 will be on undeveloped land and is adjacent to the SSSI at Knebworth Woods. The environmental effects could be significant, adverse and permanent if not managed.
	L (Long)	+/	significant, adverse and permanent if not managed.
Health and Population SE	A themes	s: Popul	ation, Human Health
2. To protect and enhance human health and wellbeing,	S	0	Recognising the importance of health facilities in employment terms has an indirect benefit effect as it implies that such facilities
meeting the needs of existing residents and encourage	М	+	will be safeguarded and/or improved.
local population growth.	L	+	
Water SEA themes: Water,	soils, bio	diversity	, flora and fauna
3. To protect and enhance water quality, encourage	S	-	Employment growth will increase waster water output. In addition, development on a greenfield site will reduce
water conservation and reduce flood risk.	М	-	permeability and increase surface water run-off.
Teduce nood fisk.	L	-	
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard	S	+	Regeneration of existing employment sites should allow for remediation of contaminated land where this is found. Development of a greenfield allocation at Junction 7 will tal land out of potential agricultural use.
soil quality.	M	+/-	
		++/-	
Waste and Recycling SEA	themes:	Materia	l assets
5. To minimise waste and increase recycling	S	-	Significant increase in employment will increase waste.
	М	-	
	L	-	
Environmental Quality SE	A theme	s: Air qu	ality, 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.	S	-	Significant increase in employment could increase polluting or hazardous activities.
	М	-	
	L	_	
Heritage SEA themes: Cul	tural herit	age	1

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S M	+/?	Policy encourages a positive approach to regeneration of Gunnels Wood which contains a listed warehouse. There is also an are of archaeological interest here though this is not
	L	+/?	specifically mentioned.
Good Design SEA themes	: Cultura	l heritag	e, population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy encourages regeneration of Gunnels Wood and land to the west of the Leisure Park both of which currently offer a poor
age well, look well and which enhance the diversity and	М	++	quality townscape.
distinctiveness of the local character and landscape.	L	++	
Access to Services SEA t	hemes: I	Material	assets, population, human health
9. To improve access to all services, taking into	S	+	Recognising the importance of health facilities in employments terms has an indirect benefit effect as it implies that such facilities
consideration inequalities relating to age, gender,	М	+	will be safeguarded and/or improved. Locating high intensity uses in accessible locations should ensure that employees have
disability, race and faith.	L	+	good access to services. In addition, the policy promotes acce to education.
Housing SEA themes: Pop	oulation,	human h	health
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to	М	0	
decent, appropriate and affordable housing.	L	0	
<b>Travel</b> SEA themes: Air qu	ality, clin	natic fact	ors, population, material assets
11. To reduce the need to travel and increase the use	S	+/-	Concentrating high-intensity uses on the land around the station and town centre will allow a significant proportion of employee
of sustainable methods of	–M––– L	+/- +/-	to travel to work by sustainable modes. This could be offset, to an extent, by the new edge-of-town allocation adjacent to a
transportation.	-		motorway junction. The policy also supports provision of education facilities in accessible locations which should help manage the need to travel.
Skills SEA themes: Popula	tion, hur	nan hea	
12. To improve access to	S	++	Emphasis on high-technology jobs should contribute to a general
skills, knowledge and education to ensure that	М	++	- 'up-skilling' of the labour force. The policy goes on to support provision of education and training facilities and safeguards
people can gain access to appropriate and satisfying work.	L	++	existing educational facilities.
Investment SEA themes: P	opulatior	n, humar	health
13. To support and grow the	S	++	This policy will result in signifcant investment in employment
local economy, increase investment in people, equipment, employment,	М	++	<ul> <li>and associated infrastructure. This will result in significant, permanent, long-term benefits. However, meeting the jobs target</li> <li>will necessitate significant investment over the whole plan period</li> </ul>

Sustainability Objectives	Effect		Comments
infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	++	

#### Policy SP4: A Vital Town Centre

Sustainability Objectives	Effect		Comments	
Biodiversity SEA themes:	Biodivers	sity, flora	and fauna	
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy provides a significant emphasis on previously developed sites and controlling development outside of the identified hierarchy. However, provision of facilities in new neighbourhoods	
	M (Medium)	++/-	will require some greenfield development in the medium to long term.	
	L (Long)	++/-		
Health and Population SE	A theme	s: Popul	ation, Human Health	
2. To protect and enhance	S	0	No significant effect.	
human health and wellbeing, meeting the needs of existing	М	0		
residents and encourage local population growth.	L	0		
Water SEA themes: Water,	soils, bic	diversity	ν, flora and fauna	
3. To protect and enhance	S	0	Provision of facilities in new neighbourhoods will require sor greenfield development in the medium to long term.	
water quality, encourage water conservation and	М	-		
reduce flood risk.	L	-		
Soil SEA themes: Soils				
4. To reduce land	S	-	Regeneration of brownfield sites may unearth some contamination in the short term but this will be remediated a development progresses.	
contamination and safeguard soil quality.	М	+/-		
	L	+		
Waste and Recycling SEA	A themes:	Materia	l assets	
5. To minimise waste and	S	-	Additional development will lead to an absolute increase in	
increase recycling	М	-	waste.	
	L	-		
Environmental Quality SE	A theme	s: Air qu	ality, 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.	S	0	No significant effect.	
	М	0		
	L	0		
Heritage SEA themes: Cul	tural herit	aqe	1	

Sustainability Objectives	Effect		Comments	
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S M	+ ++/-	Policy promotes regeneration of the Town Centre and preservation of the market town atmosphere of the Old Town	
	L	++/-	High Street. However, Conservation Area status of both areas is not explicitly mentioned, nor are listed buildings. Consequentl there may be some uncertainty over the impacts on these.	
Good Design SEA themes	: Culture	al heritag	e, population, human health	
8. To create places, spaces	S	+	Policy should deliver significant, permanent improvements in	
and buildings that work well, age well, look well and which	М	++	the built environment.	
enhance the diversity and distinctiveness of the local character and landscape.	L	++		
Access to Services SEA t	hemes:	Material	assets, population, human health	
9. To improve access to all services, taking into	S	0	Regeneration of town and neighbourhood centres should provide new and improved facilities.	
consideration inequalities relating to age, gender,	M	+		
disability, race and faith.	L	++		
Housing SEA themes: Pop	oulation,	human h	lealth ⊤	
10. To address the causes of deprivation and ensure	S	+	Regeneration of the town and neighbourhood centres will pro- opportunities for significant additional residential developm	
everyone has access to decent, appropriate and	M	++		
affordable housing. Travel SEA themes: Air gu		ors, population, material assets		
· · · ·	-			
11. To reduce the need to travel and increase the use	S	0	The regeneration of the town and neighbourhood centres wi reduce the need to travel by providing homes, jobs and servic in close proximity. Retail hierarchy should prevent piecemea development in unsustainable locations.	
of sustainable methods of transportation.	L	++		
Skills SEA themes: Popula	tion, hui	man hea	th, material assets	
12. To improve access to	S	0	No significant effect.	
skills, knowledge and education to ensure that	М	0	]	
people can gain access to appropriate and satisfying work.	L	0		
Investment SEA themes: I	Populatio	on, huma	n health	
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment	S	++	The schemes identified in this policy will require significant level of investment to be realised.	
	М	++		
	L	++		

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

#### Policy SP5: Infrastructure

Sustainability Objectives	s Effect		Comments	
Biodiversity SEA themes:	Biodivers	sity, flora	and fauna	
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Infrastructure proposals will involve use of greenfield land. This loss will be permanent and long term. Secondary impacts from use of new roads by vehicles that may disturb reaming habitats	
	M (Medum)	-	or species.	
	L (Long)	-		
Health and Population SE	A theme	s: Popula	ation, Human Health	
2. To protect and enhance human health and wellbeing,	S	+	Infrastructure proposals will open up access to land that can then be developed for a range of beneficial uses.	
meeting the needs of existing residents and encourage	M	+		
local population growth.	L	+		
Water SEA themes: Water,	soils, bio	diversity	, flora and fauna	
3. To protect and enhance water quality, encourage	S	+/-	Policy has a strong emphasis on the provision of new waste water infrastructure in parallel with new housing development	
water conservation and reduce flood risk.	M	+/-	in the medium to long term. In addition, the increase ion impermeable surfaces (such as new roads) will increase run-	
	L	+/-	and therefore risk.	
Soil SEA themes: Soils				
4. To reduce land contamination and safeguard	S	-	Some minor effects from the loss of greenfield land, including some in agricultural use. However, land in the Borough is on	
soil quality.	M	-	of medium agricultural quality.	
	L	-		
Waste and Recycling SEA	A themes:	Materia	l assets	
5. To minimise waste and increase recycling	S	0	No significant effect.	
indicase recycling	М	0		
	L	0		
Environmental Quality SE	A theme	s: Air qu	ality, 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.	S	0	Secondary effects - new roads will facilitate car travel.	
	М	-		
	L	_		
Heritage SEA themes: Cul	tural herit	age	1	

Sustainability Objectives	Effect		Comments
7. To preserve and enhance	S	0	No significant effect.
areas and buildings designated for their historic	М	0	
and/or archaeological interest and protect their settings.	L	0	
Good Design SEA themes	: Cultural	heritag	e, population, human health
8. To create places, spaces	S	0	No significant effect.
and buildings that work well, age well, look well and which	М	0	
enhance the diversity and distinctiveness of the local character and landscape.	L	0	
Access to Services SEA t	hemes: N	Aaterial a	assets, population, human health
9. To improve access to all services, taking into	S	++	New infrastructure will facilitate access to essential services.
consideration inequalities	М	++	
relating to age, gender, disability, race and faith.	L	++	
Housing SEA themes: Pop	oulation, ł	numan h	ealth
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	Infrastructure proposals will facilitate significant housing
	М	+	- development in the medium to long term.
	L	++	
Travel SEA themes: Air qu	ality, clim	atic fact	ors, population, material assets
11. To reduce the need to	S	0	Secondary effects - new roads will facilitate car travel.
travel and increase the use of sustainable methods of	M		-
transportation.	L	-	
Skills SEA themes: Popula	ition, hum	nan heal	th, material assets
12. To improve access to skills, knowledge and	S	++	Policy supports the provision of a new school. This will have a permanent, long term beneficial impact on education provision.
education to ensure that	М	++	
people can gain access to appropriate and satisfying work.	L	++	
Investment SEA themes: I	Population	n, huma	n health
13. To support and grow the local economy, increase	S	0	Provision of supporting infrastructure will enable development to occur and stimulate investment.
investment in people,	М	+	
equipment, employment, infrastructure and other assets ensuring that economic and employment	L	+	

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

### Policy SP6: Sustainable Transport

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes:	Biodivers	sity, flora	and fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Indirect benefits due to reduction (or management) of journeys by private car, as a result of this policy, will minimise pollutants or disturbance which could have an adverse effect.
	M (Medium)	+	or disturbance which could have an adverse effect.
	L (Long)	+	
Health and Population SE	A themes	s: Popul	ation, Human Health
2. To protect and enhance human health and wellbeing,	S	++	Policy takes a proactive approach towards walking and cycling, thereby encouraging healthy lifestyles.
numan health and weilbeing, meeting the needs of existing residents and encourage local population growth.	М	++	
	L	++	
Water SEA themes: Water,	soils, bio	diversity	r, flora and fauna
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	М	0	
	L	0	
Soil SEA themes: Soils			
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA	A themes:	Materia	lassets
5. To minimise waste and increase recycling	S	0	No significant effect.
Increase recycling	М	0	
	L	0	
Environmental Quality SE	A theme	s: Air qu	ality, climatic factors, human health, soils, water
6. To maximise the quality of	S	+	Indirect benefits as a reduction (or management) of journeys by
environmental conditions by limiting noise and air pollution	М	+	private car, as a result of this policy, will minimise pollutants which could have an adverse impact.
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	+	
Heritage SEA themes: Cul	tural herit	age	1

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings	S	0	Policy makes provision for new bus termini and waiting facilities Existing bus station is adjacent to conservation area and affects
designated for their historic and/or archaeological interest	М	+	the setting of the listed buildings.
and protect their settings.	L	+	
Good Design SEA themes	: Cultura	al heritag	e, population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy requires sustainable modes of transport to be integrated into the design and layout of new development.
age well, look well and which enhance the diversity and	М	+	-
distinctiveness of the local character and landscape.	L	+	
Access to Services SEA t	hemes:	Material	assets, population, human health
9. To improve access to all services, taking into	S	+	Promotion of sustainable modes and development in accessible locations. This will help raise residential yields in these areas.
consideration inequalities relating to age, gender, disability, race and faith.	M	+	_
	L	+	
Housing SEA themes: Pop	oulation,	human h	nealth
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Policy supports high density residential development in accessible locations. This will help raise residential yields i
	М	+	these areas.
	L	+	
Travel SEA themes: Air qu	ality, clir	natic fact	ors, population, material assets
11. To reduce the need to	S	++	Policy directs high density and intensive uses to the most
travel and increase the use of sustainable methods of	M	++	<ul> <li>accessible locations. A highly proactive approach to sustain transport.</li> </ul>
transportation.	L	++	
Skills SEA themes: Popula	ation, hu	man hea	lth, material assets
12. To improve access to skills, knowledge and	S	0	No significant effect.
education to ensure that	М	0	
people can gain access to appropriate and satisfying work.	L	0	
Investment SEA themes: I	Populatio	on, huma	n health
13. To support and grow the	S	+	Proposals support investment in bus and rail transport as well
local economy, increase investment in people,	M	+	as other measures.
equipment, employment,	L	+	-
infrastructure and other assets ensuring that economic and employment			

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

### Policy SP7: High Quality Homes

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes:	Biodivers	sity, flora	and fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (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
	M (Medum)	+/	of previously developed land. Provision of low density, aspirational housing will increase land take required to meet
	L (Long)	+/	housing targets.
Health and Population SE	A theme	s: Popul	ation, Human Health
2. To protect and enhance human health and wellbeing,	S	++	Provision of significant additional housing will have a permanent, long term and significant positive impact on housing supply.
meeting the needs of existing	М	++/-	Some possible negative impacts as developments of greenfield
residents and encourage local population growth.	L	++/-	may result in a loss of some areas currently used for informal recreation. 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.
Water SEA themes: Water,	soils, bio	odiversity	y, flora and fauna
3. To protect and enhance water quality, encourage	S	-	Policy contains explicit reference to linking development to infrastructure capacity. However, additional homes will increase
water conservation and reduce flood risk.	M L	-	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.
Soil SEA themes: Soils	<u> </u>	<u> </u>	1
4. To reduce land contamination and safeguard	S	0	No significant effect from this policy. Assessment of site allocations will determine impact against this objective.
soil quality.	M	0	
		0	
Waste and Recycling SEA	A themes:	Materia	
5. To minimise waste and increase recycling	S	-	The increased number of homes will result in an absolute increase in waste production even if per capita rates fall.
	M	-	-
Environmental Quality SE		s: Air au	ality, climatic factors, human health, soils, water
6. To maximise the quality of	S		Additional housing will increase energy demand and vehicle
environmental conditions by	M	_	movements. Although other Local Policies will help to mitigate against the impacts, there is likely to be a residual, negative
limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	-	impact in the long term.

Sustainability Objectives	Effect		Comments
Heritage SEA themes: Cul	tural heri	tage	
7. To preserve and enhance areas and buildings	S	-	Plan provides for a significant quantum of development in the Town Centre and Old Town, both of which contain Conservation
designated for their historic and/or archaeological interest	М	-	Areas and Listed Buildings. Implementation of other Local Policies (notably on design) as well as detailed policy
and protect their settings.	L	-	requirements will help to mitigate against the impacts.
Good Design SEA themes	: Cultura	l heritag	e, population, human health
3. To create places, spaces and buildings that work well,	S	0	Impact will largely be determined by detailed policies. Howeve policy could allow for a piecemeal development on larger sites
age well, look well and which enhance the diversity and	М	-	that would undermine what might be achieved if a more comprehensive approach was taken.
distinctiveness of the local character and landscape.	L	-	
Access to Services SEA t	hemes: I	Material	assets, population, human health
9. To improve access to all services, taking into	S	+	No significant impact to the settled community, however, permanent pitches will provide Gypsies and Travellers with bette
onsideration inequalities	М	+	access to services.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Pop	oulation, l	human h	ealth
10. To address the causes of deprivation and ensure	S	++	Provision of significant additional housing will have a permanen long term and significant positive impact on housing supply. Ir
everyone has access to decent, appropriate and	М	++	addition, provision of permanent pitches will help to meet a regional level deficit.
affordable housing.	L	++	
Travel SEA themes: Air qu	ality, clim	atic fact	ors, population, material assets
11. To reduce the need to travel and increase the use	S	+/-	Housing strategy provides for a significant quantum of development in the Town Centre and Old Town which are
of sustainable methods of transportation.	– M L	+/-+/-	highly accessible locations. However, new neighbourhoods an overall quantity of growth will lead to an absolute increase in ca
			travel. Provision of a permanent Gypsy and Traveller site with good connections to services will reduce the need to travel.
Skills SEA themes: Popula	tion, hun	nan heal	th, material assets
12. To improve access to	S	+	No significant effect to the settled community. However, the
skills, knowledge and education to ensure that	М	+	provision of additional pitches will provide an opportunity for resident's children to attend local schools.
people can gain access to appropriate and satisfying work.	L	+	
Investment SEA themes: I	Populatio	n, huma	n health
13. To support and grow the	S	0	Provision of significant additional housing will stimulate
local economy, increase investment in people,	М	+	investment in jobs and services to cater for new residents as well as providing people with the opportunity to live and work in
equipment, employment,			the town.

Sustainability Objectives	Effect		Comments
infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

### Policy SP8: Good Design

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes:	Biodivers	ity, flora	and fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
Health and Population SE	A themes	s: Popula	ation, Human Health
2. To protect and enhance	S	0	No significant effect.
human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	М	0	
	L	0	
Water SEA themes: Water,	SEA themes: Water, soils, biodiversity		, flora and fauna
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	++	Policy takes a proactive approach by encouraging efficiency in
	М	++	water use and considering drainage in the design process.
	L	++	
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard	S	+	Policy adopts a proactive approach by requiring contamination to be considered in the design process.
soil quality.	М	+	
	L	+	
Waste and Recycling SEA	A themes:	Materia	lassets
5. To minimise waste and increase recycling	S	+	The policy requires that waste is considered in the design process.
increase recycling	М	+	
	L	+	
Environmental Quality SE	A theme	s: Air qu	ality, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	+	Policy takes a proactive approach by requiring pollution to be considered in the design process.
limiting noise and air pollution	М	+	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	+	
Heritage SEA themes: Cul	tural herit	age	1

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	++	The policy supports the identification, preservation adn enhancement of Listed Buildings, Conservations Areas and
	M	++	areas of archaeological significance.
	L	++	
Good Design SEA themes	: Cultura	l heritag	e, population, human health
8. To create places, spaces and buildings that work well,	S	++	This policy strongly correlates with this objective and should deliver significant, long term and permanent benefits.
age well, look well and which enhance the diversity and	М	++	
distinctiveness of the local character and landscape.	L	++	
Access to Services SEA t	hemes: N	<i>Material</i>	assets, population, human health
9. To improve access to all services, taking into	S	0	No significant effect.
consideration inequalities relating to age, gender,	М	0	_
disability, race and faith.	L	0	
Housing SEA themes: Pop	oulation, l	human h	nealth
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	М	0	
	L	0	
Travel SEA themes: Air qu	ality, clim	atic fact	ors, population, material assets
11. To reduce the need to travel and increase the use	S	0	No significant effect.
of sustainable methods of	м	0	
transportation.	L	0	
Skills SEA themes: Popula	tion, hun	nan hea	Ith, material assets
12. To improve access to skills, knowledge and	S	0	No significant effect.
education to ensure that people can gain access to	М	0	-
appropriate and satisfying work.	L	0	
Investment SEA themes: I	Populatio	n, huma	n health
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment	L	0	

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

### Policy SP9: Healthy Communities

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes:	Biodivers	ity, flora	and fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+/-	Policy includes brownfield sites, however expansion of the hospital and facilities at Stevenage West will require development on greenfield land.
	M (Medium)	+/-	
	L (Long)	+/-	
Health and Population SE	A themes	s: Popul	ation, Human Health
2. To protect and enhance human health and wellbeing,	S	++	Policy supports the provision of new and improved healthcare facilities resulting in significant and permanent benefits.
meeting the needs of existing	М	++	
residents and encourage local population growth.	L	++	
Water SEA themes: Water,	soils, bio	diversity	ν, flora and fauna
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	М	0	
	L	0	
Soil SEA themes: Soils			
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA	themes:	Materia	l assets
5. To minimise waste and increase recycling	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SE	EA theme:	s: Air qu	ality, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cul	tural herit	age	1

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings	S	0	No significant effect.
designated for their historic	М	0	
and/or archaeological interest and protect their settings.	L	0	
Good Design SEA themes	: Cultura	l heritag	e, population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which	М	0	
enhance the diversity and distinctiveness of the local character and landscape.	L	0	
Access to Services SEA to	hemes: l	Material	assets, population, human health
9. To improve access to all services, taking into	S	+/-	Policy will result in the provision of new, modern facilities. However, the closure of some smaller or unviable facilities may
consideration inequalities relating to age, gender, disability, race and faith.	М	++/-	decrease accessibility in some local areas.
	L	++/-	
Housing SEA themes: Pop	oulation,	human h	nealth
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	М	0	
	L	0	
Travel SEA themes: Air qua	ality, clin	natic fact	ors, population, material assets
11. To reduce the need to	S	0	Provision of the services in accessible locations should help
travel and increase the use of sustainable methods of	M	+/-	reduce the need to travel. However, the closure of smaller, local facilities may increase journey times in some areas.
transportation.	L	+/-	
Skills SEA themes: Popula	tion, hur	nan hea	lth, material assets
12. To improve access to skills, knowledge and	S	0	No significant effect.
education to ensure that	М	0	
people can gain access to appropriate and satisfying work.	L	0	
Investment SEA themes: F	Populatic	on, huma	n health
13. To support and grow the	S	+	Policy will result in investment in infrastructure.
local economy, increase investment in people,	М	+	-
equipment, employment,	L	+	-
infrastructure and other assets ensuring that economic and employment	-		

Sustainability Objectives	Effect	Comments
centres remain efficient and viable.		

#### Policy SP10: Green Belt

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes:	Biodivers	ity, flora	and fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)		Policy will result in permanent and irreversible loss of Green Belt land to development.
	M (Medium)		
	L (Long)		
Health and Population SE	A themes	s: Popula	ation, Human Health
2. To protect and enhance human health and wellbeing,	S	+/-	Development will provide opportunities for new housing and other development which may enhance life opportunities. Offset
meeting the needs of existing residents and encourage local population growth.	Μ	+/-	by loss of land which may be used for (informal) recreation.
	L	+/-	
Water SEA themes: Water,	soils, bio	diversity	ι, flora and fauna
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S		A significant quantity of permeable, greenfield land will be lost. This will be a significant and permanent impact. Secondary
	Μ		impacts as the release of land from the Green Belt will lea its consequent development.
	L		
<b>Soil</b> SEA themes: Soils		<b></b>	
4. To reduce land contamination and safeguard	S	-	Some minor effects from the loss of greenfield land including some in agricultural use. However, land in the Borough is only
soil quality.	M	-	of medium agricultural quality.
Waste and Recycling SEA	- \ themes:	Materia	l assets
5. To minimise waste and increase recycling	S M	-	Secondary impacts as the release of land from the Green Belt will lead to its consequent development.
	L	_	
Environmental Quality SE	A theme:	s: Air qu	lity, climatic factors, human health, soils, water
6. To maximise the quality of	S	_	Secondary impacts as the release of land from the Green Belt
environmental conditions by limiting noise and air pollution	M		will lead to its consequent development.
reducing greenhouse gas and carbon emissions and	L		
maximising the potential for renewable energy production.			
Heritage SEA themes: Cul	tural harit	202	1

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings	S	-	Review of the Green Belt may release some high quality landscapes. There are some Conservation Areas, Listed
designated for their historic and/or archaeological interest and protect their settings.	M L	-	Buildings and Scheduled Ancient Monuments close to the current Green Belt boundary.
	: Cultura	   heritaa	e, population, human health
8. To create places, spaces	S	0	No significant effect.
and buildings that work well, age well, look well and which	M	0	
enhance the diversity and distinctiveness of the local character and landscape.	L	0	
Access to Services SEA t	hemes: N	/aterial	assets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities relating to age, gender, disability, race and faith.	М	0	
	L	0	
Housing SEA themes: Pop	oulation, l	human h	nealth
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	++	Green Belt review will release significant areas of land for
	М	++	development.
	L	++	
Travel SEA themes: Air qu	ality, clim	atic fact	ors, population, material assets
11. To reduce the need to travel and increase the use	S		Secondary impacts as the release of land from the Green Be will lead to its consequent developemtn. Edge-of-town land by its nature, further from central areas leading to an increas
of sustainable methods of	M L		
transportation.			in car use though land to the west of Stevenage is closer to the town.
Skills SEA themes: Popula	tion, hun	han hea	Ith, material assets
12. To improve access to skills, knowledge and	S	0	No significant effect.
education to ensure that	М	0	
people can gain access to appropriate and satisfying work.	L	0	
Investment SEA themes: I	Populatio	n, huma	n health
13. To support and grow the	S	+	Secondary impacts as the release of land will facilitate the
local economy, increase investment in people,	М	+	<ul> <li>housing development assessed against Policy S07.</li> </ul>
equipment, employment, infrastructure and other assets ensuring that	L	+	

Sustainability Objectives	Effect		Comments
economic and employment centres remain efficient and viable.			

### Policy SP11: Climate Change, Flooding and Pollution

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes:	Biodivers	ity, flora	and fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	Preservation of the flood storage reservoirs will indirectly protect the species and habitats that exist there.
range of habitats and species to viable levels.	M (Medium)	+	
	L (Long)	+	
Health and Population SE	A theme	s: Popul	ation, Human Health
2. To protect and enhance	S	+	Controlling pollution developments will have a beneficial effect on human health.
human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	М	+	
	L	+	
Water SEA themes: Water,	soils, bic	diversit	ι, flora and fauna
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	++	Policy takes a proactive approach to reducing flood risk using
	М	++	a sequential approach to development, preserving flood storage reservoirs and encouraging the use of SuDS. Protection of flood
	L	++	storage reservoirs should prevent surge events feeding straight into recognised watercourses.
Soil SEA themes: Soils	<u> </u>		I
4. To reduce land	S	-	Policy permits potentially contaminating land uses to occur
contamination and safeguard soil quality.	М	_	though this is strictly controlled.
	L	-	
Waste and Recycling SEA	themes:	Materia	l assets
5. To minimise waste and	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SE	A theme	s: Air qu	ality, climatic factors, human health, soils, water
6. To maximise the quality of	S	++	Policy states hazardous and polluting development will only be permitted where no further environmental risks will be created.
environmental conditions by limiting noise and air pollution	М	++	permitted where no further environmental risks will be created.
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	++	
Heritage SEA themes: Cul	tural herit	age	1

Sustainability Objectives	Effect		Comments
7. To preserve and enhance	S	0	No significant effect.
areas and buildings designated for their historic	М	0	
and/or archaeological interest and protect their settings.	L	0	
Good Design SEA themes	: Cultural	heritag	e, population, human health
8. To create places, spaces	S	0	No significant effect.
and buildings that work well, age well, look well and which	М	0	
enhance the diversity and distinctiveness of the local character and landscape.	L	0	
Access to Services SEA t	hemes: N	Aaterial a	assets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities relating to age, gender, disability, race and faith.	М	0	
	L	0	
Housing SEA themes: Pop	oulation, ł	numan h	ealth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to	М	0	
decent, appropriate and affordable housing.	L	0	
Travel SEA themes: Air qu	ality, clim	atic fact	ors, population, material assets
11. To reduce the need to	S	0	No significant effect.
travel and increase the use of sustainable methods of	M	0	
transportation.	L	0	
Skills SEA themes: Popula	ition, hum	an heal	th, material assets
12. To improve access to skills, knowledge and	S	0	No significant effect.
education to ensure that people can gain access to	М	0	-
appropriate and satisfying work.	L	0	
Investment SEA themes: F	Population	n, huma	n health
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment	L	0	

Sustainability Objectives	Effect	Comments
centres remain efficient and viable.		

#### Policy SP12: Green Infrastructure and the Natural Environment

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes:	Biodivers	ity, flora	and fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	++	Policy contains a strong commitment to preservation of sites of biodiversity importance and a strong commitment to a wide range of habitats.
	M (Medium)	++	
	L (Long)	++	
Health and Population SE	A themes	s: Popul	ation, Human Health
2. To protect and enhance human health and wellbeing,	S	++	Policy will provide significant opportunities for people to engage in healthy lifestyles.
meeting the needs of existing residents and encourage local population growth.	М	++	
	L	++	
Water SEA themes: Water,	soils, bio	diversity	ι, flora and fauna
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	М	0	
	L	0	
Soil SEA themes: Soils			
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA	themes:	Materia	l assets
5. To minimise waste and	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SE	A themes	s: Air qu	ality, climatic factors, human health, soils, water
6. To maximise the quality of	S	+	Green infrastructure can contain pollutant-fixing species.
environmental conditions by limiting noise and air pollution	М	+	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	+	
Heritage SEA themes: Cul	tural herit	aae	1

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings	S	++	Designation of Forster Country Park will provide significant and permanent benefit to the setting of Rooks Nest House. Other
designated for their historic and/or archaeological interest	M	++	open spaces also contribute to (the setting of) conservation areas and listed buildings.
and protect their settings.	L		
Good Design SEA themes	s: Cultura	l heritag	e, population, human health
8. To create places, spaces and buildings that work well,	S	++	Providing and protecting a range of multi-functional open space is an integral part of planning new residential areas as well as
age well, look well and which enhance the diversity and	M	++	preserving the character of existing, established areas.
distinctiveness of the local character and landscape.	L	++	
Access to Services SEA	themes: I	Material	assets, population, human health
9. To improve access to all services, taking into	S	0	No significant effect.
consideration inequalities relating to age, gender, disability, race and faith.	М	0	
	L	0	
Housing SEA themes: Pop	oulation, l	human I	health
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	-	Preservation of green infrastructure assets may restrict the quantum of land available for residential development.
	М	-	
	L	-	
Travel SEA themes: Air qu	ality, clim	natic fact	fors, population, material assets
11. To reduce the need to	S	++	Policy takes a proactive approach to identifying and protectin
travel and increase the use of sustainable methods of	M	++	<ul> <li>key leisure routes.</li> </ul>
transportation.	L	++	
Skills SEA themes: Popula	ation, hun	nan hea	lth, material assets
12. To improve access to skills, knowledge and	S	0	No significant effect.
education to ensure that people can gain access to	М	0	
appropriate and satisfying work.	L	0	
Investment SEA themes: I	Populatio	n, huma	n health
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment	L	0	

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

#### Policy SP13: The Historic Environment

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes:	Biodivers	ity, flora	and fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	++	Policy contains a strong commitment to preservation of sites of biodiversity importance and a strong commtiment to a wide range of habitats.
	M (Medium)	++	
	L (Long)	++	
Health and Population SE	A themes	s: Popul	ation, Human Health
2. To protect and enhance	S	++	Policy will provide significant opportunities for people to engage in healthy lifestyles.
human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	М	++	
	L	++	
Water SEA themes: Water,	soils, bio	diversity	r, flora and fauna
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	М	0	
	L	0	
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	М	0	
	L	0	
Waste and Recycling SEA	A themes:	Materia	l assets
5. To minimise waste and increase recycling	S	0	No significant effect.
indicase recycling	М	0	
	L	0	
Environmental Quality SE	EA theme:	s: Air qu	ality, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	+	Green infrastructure can contain pollutant-fixing species.
limiting noise and air pollution	М	+	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	+	
Heritage SEA themes: Cul	tural herit	age	1

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	++	Designation of Forster Country Park will provide significant and permanent benefit to the setting of Rooks Nest House. Other
	M L	++	open spaces also contribute to (the setting of) conservation areas and listed buildings.
	Cultura	l heritao	le, population, human health
	1		
8. To create places, spaces and buildings that work well, age well, look well and which	S M	++	<ul> <li>Providing and protecting a range of multi-functional open space</li> <li>is an integral part of planning new residential areas as well as preserving the character of existing, established areas.</li> </ul>
enhance the diversity and distinctiveness of the local	L	++	
character and landscape.			
Access to Services SEA t	themes:	Material	assets, population, human health
9. To improve access to all services, taking into	S	0	No significant effect.
consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Pop	oulation,	human I	health
10. To address the causes of	0	Preservation of green infrastructure assets may restrict the	
deprivation and ensure     quantum of land available for residential development.       everyone has access to     M       decent, appropriate and     L       affordable housing.     L			
	L	-	
Travel SEA themes: Air qu	ality, clin	natic fact	tors, population, material assets
11. To reduce the need to travel and increase the use	S	++	Policy takes a proactive approach to identifying and protecting key leisure routes.
of sustainable methods of	M	++	
transportation.	L	++	
Skills SEA themes: Popula	ation, hui	man hea	lth, material assets
12. To improve access to skills, knowledge and	S	0	No significant effect.
education to ensure that	М	0	
people can gain access to appropriate and satisfying work.	L	0	
Investment SEA themes: P	Population	n. humai	health
		,	· · · · · · · · · · · · · · · · · · ·
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people, equipment, employment,	M	0	
infrastructure and other assets ensuring that	L	0	
economic and employment			

Sustainability Objectives	Effect	Comments
centres remain efficient and viable.		

#### Policy EC1: Allocated Sites for Employment Development

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ai	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short) M (Medium)	-+/-	Loss of some greenfield on allocated sites will result in short term negative impacts, however, these can be mitigated against through the provision of new habitats that will establish over time.
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M	0	-
Water SEA themes: Water, s	oils, biodiv	versity, fi	ora and fauna
3. To protect and enhance	S	-	Policy does direct some development to greenfield areas. This could
water quality, encourage water conservation and reduce flood	М	-	lead to the permanent loss of permeable land.
risk.	L	-	
Soil SEA themes: Soils	•		
4. To reduce land contamination and safeguard	S	-	Redevelopment of existing employment sites may 'uncover' contaminated sites in the short term. However, the situation sho
soil quality.	M	+/-	improve over the plan period as these sites are remediated.
Waste and Recycling SEA	hemes: M		ssets
5. To minimise waste and	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	themes: J	Air quali	ty, climatic factors, human health, soils, water
6. To maximise the quality of	S	+	Development on and redevelopment of these sites may result in an
environmental conditions by limiting noise and air pollution	М	+	improvement in the environmental conditions of these sites.
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	+	
Heritage SEA themes: Cultu	ral heritag	e	
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	opulation, human health
8. To create places, spaces and buildings that work well,	S	+	Policy requires employment development to be of an appropriate size and scale for its location.
age well, look well and which enhance the diversity and	М	+	
distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Mat	erial ass	ets, population, human health
9. To improve access to all services, taking into	S	0	No significant effect.
consideration inequalities relating to age, gender,	М	0	
disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan heal	th
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent, appropriate and affordable	М	0	
housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors,	population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of transportation.	M	0	
Skills SEA themes: Populati			material assets
	S	0	No significant effect.
12. To improve access to skills, knowledge and education to ensure that people can gain	M	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po			ealth
13. To support and grow the local economy, increase	S	+	Policy encourages provision of employment and protects existing employment land against uneccessary loss.
investment in people, equipment, employment,	М	+	
infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

#### Policy EC2: Gunnels Wood Employment Area and Edge-of-Centre Zone

Sustainability Objectives	Effect		Comments		
Biodiversity SEA themes: Biodiversity, flora and fauna					
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.		
range of habitats and species to viable levels.	M (Medium)	0			
	L (Long)	0			
Health and Population SEA	themes: I	Populatio	on, Human Health		
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.		
meeting the needs of existing residents and encourage local population growth.	M	0	-		
Water SEA themes: Water, s	oils, biodiv		ora and fauna		
3. To protect and enhance	S	+	Redevelopment allows the opportunity to incorporate more		
water quality, encourage water conservation and reduce flood	M	+	- sustainable drainage techniques.		
risk.	L	+			
Soil SEA themes: Soils					
4. To reduce land contamination and safeguard	S	+/-	Redevelopment of existing employment sites may 'uncover' contaminated sites in the short term. However, the situation should		
soil quality.	M	+	improve over the plan period as these sites are remediated.		
Waste and Recycling SEA t	hemes: M		sets		
5. To minimise waste and	S	0	No significant effect.		
increase recycling	M	0			
	L	0	-		
Environmental Quality SEA			y, climatic factors, human health, soils, water		
6. To maximise the quality of	S	0	No significant effect.		
environmental conditions by limiting noise and air pollution	M	0	-		
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0			
Heritage SEA themes: Cultu	ral heritag	e	<u> </u>		
7. To preserve and enhance	S	0	No significant effect.		
areas and buildings designated for their historic and/or	М	0			

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy requires employment development to be of an appropriate size and scale for its location.
age well, look well and which enhance the diversity and	М	+	
distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Mat	erial ass	ets, population, human health
9. To improve access to all services, taking into	S	0	No significant effect.
consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent, appropriate and affordable housing.	М	0	
	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	M	0	-
transportation. Skills SEA themes: Populati			matarial assata
	1	1	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M L	0	
satisfying work.			
Investment SEA themes: Po	pulation, i	numan n	
13. To support and grow the local economy, increase	S	+	Policy encourages provision of employment and protects existing employment land against unnecessary loss.
investment in people, equipment, employment,	М	+	
ensuring that economic and employment centres remain efficient and viable.	L	+	

#### Policy EC3: Gunnels Wood Industrial Zones

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local	M	0	-
population growth.	L	0	
Water SEA themes: Water, s	oils, biodiv	versity, fl	ora and fauna
3. To protect and enhance water quality, encourage water	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
conservation and reduce flood risk.	M L	+	-
Soil SEA themes: Soils			<u> </u>
4. To reduce land	S	+/-	Redevelopment of existing employment sites may 'uncover' contaminated sites in the short term. However, the situation sho improve over the plan period as these sites are remediated.
contamination and safeguard soil quality.	М	+	
	L	+	
Waste and Recycling SEA t	themes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	themes: J	Air qualit	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	_
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	0	No significant effect.
areas and buildings designated for their historic and/or	М	0	]

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy requires employment development to be of an appropriate size and scale for its location.
age well, look well and which enhance the diversity and	М	+	
distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Mat	erial ass	ets, population, human health
9. To improve access to all services, taking into	S	0	No significant effect.
consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent, appropriate and affordable housing.	М	0	
	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	M	0	-
transportation. Skills SEA themes: Populati			matarial assata
	1	1	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M L	0	
satisfying work.			
Investment SEA themes: Po	pulation, i	numan n	
13. To support and grow the local economy, increase	S	+	Policy encourages provision of employment and protects existing employment land against unnecessary loss.
investment in people, equipment, employment,	М	+	
ensuring that economic and employment centres remain efficient and viable.	L	+	

#### Policy EC4: Remainder of Gunnels Wood

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M	0	-
Water SEA themes: Water, s	oils, biodi	versity, fl	l ora and fauna
3. To protect and enhance	S	+	Redevelopment of the site allows the opportunity to incorporate
water quality, encourage water conservation and reduce flood	M	+	- more sustainable drainage techniques.
risk.	L	+	
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard	S	+/-	Redevelopment of existing employment sites may 'uncover' contamination sites in the short term. However, the situation should
soil quality.	M	+	improve over the plan period as these sites are remediated.
Waste and Recycling SEA	L themes: M	+ laterial a	ssats
5. To minimise waste and	S	0	No significant effect.
increase recycling	M	0	-
	L	0	-
Environmental Quality SEA			y, climatic factors, human health, soils, water
6. To maximise the quality of	S	0	No significant effect.
environmental conditions by limiting noise and air pollution	M	0	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	I
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, j	population, human health
8. To create places, spaces	S	+	Policy requires employment development to be of an appropriate size and scale for its location.
and buildings that work well, age well, look well and which	М	+	
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial ass	sets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to	S	0	No significant effect.
travel and increase the use of sustainable methods of	м	0	
transportation.	L	0	
Skills SEA themes: Population	on, humai	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain	М	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	pealth
13. To support and grow the	S	+	Policy encourages provision of employment and protects existing
local economy, increase investment in people,	М	+	<ul> <li>employment land against unnecessary loss.</li> </ul>
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

### Policy EC5: Active Frontages and Gateways

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M	0	-
Water SEA themes: Water, s	oils, biodiv	/ersitv. fl	ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	M	0	-
risk.	L	0	
Soil SEA themes: Soils	<u> </u>	I	1
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	М	0	_
	L	0	
Waste and Recycling SEA t	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	-
	L	0	
Environmental Quality SEA	themes: ,	Air qualit	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	_
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	0	No significant effect.
areas and buildings designated for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, j	population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy promotes active frontages that compliment the surrounding area, provide landmark recognition and encourages an interesting
age well, look well and which	М	+	active impression.
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial ass	sets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent, appropriate and affordable housing.	М	0	
	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to travel and increase the use of	S	+	The policy supports overlooking frontages that serve to encoura
sustainable methods of	 L	+	<ul> <li>approach by bicycle or on foot following a primary form of public</li> <li>transport.</li> </ul>
transportation.			
Skills SEA themes: Populati	on, humar	health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	_
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	nealth
13. To support and grow the	S	+	Policy promotes Stevenage as an employment opportunity through
local economy, increase investment in people,	М	+	the active and positive frontage and gateways that it supports.
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

# Policy EC6: Pin Green Employment Area

Sustainability Objectives	Effect		Comments			
Biodiversity SEA themes: Biodiversity, flora and fauna						
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.			
	M (Medium)	0				
	L (Long)	0				
Health and Population SEA	themes: I	Populatic	on, Human Health			
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.			
meeting the needs of existing residents and encourage local population growth.	M L	0				
Water SEA themes: Water, s	oils, biodi	versity, fl	l ora and fauna			
3. To protect and enhance	S	+	Redevelopment allows the opportunity to incorporate more			
water quality, encourage water conservation and reduce flood	М	+	sustainable drainage techniques.			
risk.	L	+				
Soil SEA themes: Soils	1					
4. To reduce land contamination and safeguard	S	-	Redevelopment of existing employment sites may 'uncover' contaminated sites in the short term. However, the situation shou			
soil quality.	M	+/-	improve over the plan period as these sites are remediated.			
	L	+				
Waste and Recycling SEA t	hemes: M	laterial a:	ssets			
5. To minimise waste and increase recycling	S	0	No significant effect.			
, ,	М	0				
	L	0				
Environmental Quality SEA	themes: .	Air qualit	y, climatic factors, human health, soils, water			
6. To maximise the quality of environmental conditions by	S	+	Development on and redevelopment of these sites may result in an improvement in the environmental conditions of these sites.			
limiting noise and air pollution	М	+				
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	+				
Heritage SEA themes: Cultu	ral heritag	e				
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.			
for their historic and/or	М	0				

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, j	population, human health
8. To create places, spaces	S	+	Policy requires employment development to be of an appropriate size and scale for its location.
and buildings that work well, age well, look well and which	М	+	
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial ass	sets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	0	No significant effect.
leprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to	S	0	No significant effect.
travel and increase the use of sustainable methods of	м	0	
transportation.	L	0	
Skills SEA themes: Population	on, humai	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain	М	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	pealth
13. To support and grow the	S	+	Policy encourages provision of employment and protects existing
local economy, increase investment in people,	М	+	<ul> <li>employment land against unnecessary loss.</li> </ul>
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

#### Policy EC7: Employment Development on Unallocated Sites

Sustainability Objectives	Effect		Comments			
Biodiversity SEA themes: Biodiversity, flora and fauna						
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Effects of the policy are unclear. Outside of allocated sites, there is no distinction between (the merits of) greenfield and previously developed sites.			
	M (Medium)	-				
	L (Long)	-				
Health and Population SEA	themes: I	Populatio	on, Human Health			
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.			
meeting the needs of existing residents and encourage local population growth.	M L	0				
Water SEA themes: Water, s	oils, biodi	versity, fl	ora and fauna			
3. To protect and enhance	S	-	Policy does not contain direction to use previously developed sites			
water quality, encourage water conservation and reduce flood risk.	М	-	ahead of greenfield. Could lead to permanent loss of permeable land.			
	L	-				
Soil SEA themes: Soils						
4. To reduce land contamination and safeguard	S	-	Redevelopment of existing employment sites may 'uncover' contaminated sites in the short term. However, the situation should			
soil quality.	M	+/-	improve over the plan period as these sites are remediated.			
Waste and Recycling SEA t	hemes: M		ssets			
5. To minimise waste and	S	0	No significant effect.			
increase recycling	M	0				
	L	0				
Environmental Quality SEA	themes: .	Air qualit	y, climatic factors, human health, soils, water			
6. To maximise the quality of	S	0	No significant effect.			
environmental conditions by limiting noise and air pollution	М	0				
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0				
Heritage SEA themes: Cultu	ral heritag	e	1			
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.			
for their historic and/or	М	0				

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, j	population, human health
8. To create places, spaces	S	+	Policy requires employment development to be of an appropriate size and scale for its location.
and buildings that work well, age well, look well and which	М	+	
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial ass	sets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	0	No significant effect.
leprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to	S	0	No significant effect.
travel and increase the use of sustainable methods of	м	0	
transportation.	L	0	
Skills SEA themes: Population	on, humai	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain	М	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	pealth
13. To support and grow the	S	+	Policy encourages provision of employment and protects existing
local economy, increase investment in people,	М	+	<ul> <li>employment land against unnecessary loss.</li> </ul>
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

# Policy TC2: Southgate Park MOA

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short) M (Medium)	+	Policy concentrates on the redevelopment of the Town Centre itself and areas that have previously been developed. There are options to enhance biodiversity in this area.
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M L	0	-
Water SEA themes: Water, s	oils, biodiv	/ersity, fl	ora and fauna
3. To protect and enhance water quality, encourage water	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
conservation and reduce flood risk.	М	+	
<b>0 1</b> 054 <i>1</i> 0 <b>1</b>	L	+	
Soil SEA themes: Soils		r	1
4. To reduce land contamination and safeguard	S	-	Regeneration of brownfield sites may unearth some contamina in the short term, but this will be remediated as development
soil quality.	M L	+/-	progresses.
Waste and Recycling SEA t	hemes: M	aterial a	ssets
5. To minimise waste and	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	themes: .	Air qualit	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	-
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	е	
7. To preserve and enhance	S	++	Policy promotes the regeneration of the Town Centre and preservation of the Conservation Area status.
areas and buildings designated for their historic and/or	М	++	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy should deliver significant, permanent improvements in the built environment.
age well, look well and which	М	++	
enhance the diversity and distinctiveness of the local character and landscape.	L	++	
Access to Services SEA the	emes: Ma	terial as:	sets, population, human health
9. To improve access to all	S	0	Regeneration of the Town Centre should provide new and improved
services, taking into consideration inequalities	М	+	– facilities.
relating to age, gender, disability, race and faith.	L	++	
Housing SEA themes: Popu	lation, hu	man hea	lth
10. To address the causes of	S	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
deprivation and ensure everyone has access to decent,	М	++	
appropriate and affordable housing.	L	++	
Travel SEA themes: Air qual	ity, climati	ic factors	s, population, material assets
11. To reduce the need to	S	0	The regeneration of the Town Centre will reduce the need to trav
travel and increase the use of sustainable methods of	M	+	<ul> <li>by provinding homes, jobs and services in close proximity.</li> </ul>
transportation.	L	++	
Skills SEA themes: Populati	on, huma	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human I	nealth
13. To support and grow the	S	++	The schemes identified in this policy will require significant levels of
local economy, increase investment in people,	М	++	<ul> <li>investment to be realised.</li> </ul>
equipment, employment, infrastructure and other assets	L	++	
ensuring that economic and employment centres remain efficient and viable.			

# Policy TC3: Centre West MOA

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy concentrates on the redevelopment of the Town Centre itself and areas that have previously been developed. There are options to enhance biodiversity in this area.
	M (Medium)	+	
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M L	0	
Water SEA themes: Water, s	oils, biodiv	versity, fl	lora and fauna
3. To protect and enhance water quality, encourage water	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
conservation and reduce flood risk.	М	+	
	L	+	
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard	S	-	Regeneration of brownfield sites may unearth some contamination in the short term, but this will be remediated as development
soil quality.	M L	+/-	progresses.
Waste and Recycling SEA t	hemes: M	aterial a	ssets
5. To minimise waste and	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution	М	0	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	++	Policy promotes the regeneration of the Town Centre and
areas and buildings designated for their historic and/or	М	++	preservation of the Conservation Area status.

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy should deliver significant, permanent improvements in the built environment.
age well, look well and which	М	++	
enhance the diversity and distinctiveness of the local character and landscape.	L	++	
Access to Services SEA the	emes: Ma	terial as:	sets, population, human health
9. To improve access to all	S	0	Regeneration of the Town Centre should provide new and improved
services, taking into consideration inequalities	М	+	- facilities.
relating to age, gender, disability, race and faith.	L	++	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	+	Regeneration of the Town Centre will provide opportunities for
deprivation and ensure everyone has access to decent,	М	++	<ul> <li>significant additional residential development.</li> </ul>
appropriate and affordable housing.	L	++	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to travel and increase the use of	S	0	The regeneration of the Town Centre will reduce the need to trav
sustainable methods of	M	++	<ul> <li>by provinding homes, jobs and services in close proximity.</li> </ul>
transportation.	L .		
Skills SEA themes: Populati		1	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	_
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	nealth
13. To support and grow the	S	++	The schemes identified in this policy will require significant levels of
local economy, increase investment in people,	М	++	<ul> <li>investment to be realised.</li> </ul>
equipment, employment, infrastructure and other assets	L	++	
ensuring that economic and employment centres remain efficient and viable.			

# Policy TC4: Station Gateway MOA

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short) M (Medium)	+	Policy concentrates on the redevelopment of the Town Centre itself and areas that have previously been developed. There are options to enhance biodiversity in this area.
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M L	0	
Water SEA themes: Water, s	oils, biodiv	/ersity, fl	l ora and fauna
3. To protect and enhance water quality, encourage water	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
conservation and reduce flood risk.	M	+	
Soil SEA themes: Soils	L	+	
Soil SEA themes: Soils			I
4. To reduce land contamination and safeguard	S M	- +/-	Regeneration of brownfield sites may unearth some contamina in the short term, but this will be remediated as development
soil quality.	L	+/-	progresses.
Waste and Recycling SEA	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
include reeyeining	М	0	-
	L	0	
Environmental Quality SEA	themes: ,	Aır qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	M	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	++	Policy promotes the regeneration of the Town Centre and
areas and buildings designated for their historic and/or	М	++	preservation of the Conservation Area status.

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy should deliver significant, permanent improvements in the built environment.
age well, look well and which enhance the diversity and	М	++	
distinctiveness of the local character and landscape.	L	++	
Access to Services SEA the	emes: Ma	terial as	sets, population, human health
9. To improve access to all	S	0	Regeneration of the Town Centre should provide new and improved
services, taking into consideration inequalities	М	+	– facilities.
relating to age, gender, disability, race and faith.	L	++	
Housing SEA themes: Popu	lation, hu	man hea	lth
10. To address the causes of	S	+	Regeneration of the Town Centre will provide opportunities for
deprivation and ensure everyone has access to decent,	М	++	<ul> <li>significant additional residential development.</li> </ul>
appropriate and affordable housing.	L	++	
Travel SEA themes: Air qual	ity, climat	ic factors	s, population, material assets
11. To reduce the need to	S	0	The regeneration of the Town Centre will reduce the need to tra
travel and increase the use of sustainable methods of	M	+	<ul> <li>by provinding homes, jobs and services in close proximity.</li> </ul>
transportation.		++	
Skills SEA themes: Populati	on, huma	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	
satisfying work.	L	0	
Investment SEA themes: Po	opulation,	human h	nealth
13. To support and grow the	S	++	The schemes identified in this policy will require significant levels of
local economy, increase investment in people,	М	++	<ul> <li>investment to be realised.</li> </ul>
equipment, employment, infrastructure and other assets	L	++	
ensuring that economic and employment centres remain efficient and viable.			

# Policy TC5: Central Core MOA

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ai	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy concentrates on the redevelopment of the Town Centre itself and areas that have previously been developed. There are options to enhance biodiversity in this area.
	M (Medium)	+	
	L (Long)	+	
Health and Population SEA	themes: I	Populati	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M L	0	-
Water SEA themes: Water, s		_	lora and fauna
		-	
<ol> <li>To protect and enhance water quality, encourage water conservation and reduce flood risk.</li> </ol>	S M	+ +	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	L	+	
Soil SEA themes: Soils	I	I	
4. To reduce land contamination and safeguard	S	-	Regeneration of brownfield sites may unearth some contamina in the short term, but this will be remediated as development
soil quality.	M	+/-	progresses.
Waste and Recycling SEA t	hemes: M		seets
5. To minimise waste and	S	0	No significant effect.
increase recycling	M	_	
	L	0	_
Environmental Quality SEA	themes: ,	Air quali	ty, climatic factors, human health, soils, water
6. To maximise the quality of	S	0	No significant effect.
environmental conditions by limiting noise and air pollution	M	0	-
reducing greenhouse gas and carbon emissions and	L	0	-
maximising the potential for renewable energy production.			
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	++	Policy promotes the regeneration of the Town Centre and
areas and buildings designated for their historic and/or	М	++	preservation of the Conservation Area status.

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy should deliver significant, permanent improvements in the built environment.
age well, look well and which	М	++	buit environment.
enhance the diversity and distinctiveness of the local character and landscape.	L	++	
Access to Services SEA the	emes: Ma	terial as	sets, population, human health
9. To improve access to all	S	0	Regeneration of the Town Centre should provide new and improved
services, taking into consideration inequalities	М	+	– facilities.
relating to age, gender, disability, race and faith.	L	++	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	+	Regeneration of the Town Centre will provide opportunities for
deprivation and ensure everyone has access to decent,	М	++	<ul> <li>significant additional residential development.</li> </ul>
appropriate and affordable housing.	L	++	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to	S	0	The regeneration of the Town Centre will reduce the need to trav
travel and increase the use of sustainable methods of	-M	+	<ul> <li>by provinding homes, jobs and services in close proximity.</li> </ul>
transportation.	L	++	
Skills SEA themes: Populati	on, humai	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain	М	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	nealth
13. To support and grow the	S	++	The schemes identified in this policy will require significant levels of
local economy, increase investment in people,	М	++	<ul> <li>investment to be realised.</li> </ul>
equipment, employment, infrastructure and other assets	L	++	
ensuring that economic and employment centres remain efficient and viable.			

# Policy TC6: Northgate MOA

Sustainability Objectives	Effect		Comments				
Biodiversity SEA themes: B	Biodiversity SEA themes: Biodiversity, flora and fauna						
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy concentrates on the redevelopment of the Town Centre itself and areas that have previously been developed. There are options to enhance biodiversity in this area.				
	M (Medium)	+					
	L (Long)	+					
Health and Population SEA	themes: I	Populati	on, Human Health				
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.				
meeting the needs of existing residents and encourage local population growth.	M	0	-				
Water SEA themes: Water, s	oils biodiv	, versitv f	lora and fauna				
3. To protect and enhance	S	+	Redevelopment allows the opportunity to incorporate more				
water quality, encourage water conservation and reduce flood risk.	M	+	- sustainable drainage techniques.				
	L	+	-				
Soil SEA themes: Soils	1	1					
4. To reduce land contamination and safeguard	S	-	Regeneration of brownfield sites may unearth some contamina in the short term, but this will be remediated as development				
soil quality.	M	+/-	progresses.				
Waste and Recycling SEA	⊢ themes: M		sets				
5. To minimise waste and	S	0	No significant effect.				
increase recycling	м	0					
	L	0					
Environmental Quality SEA	themes: J	Air quali	ty, climatic factors, human health, soils, water				
6. To maximise the quality of	S	0	No significant effect.				
environmental conditions by limiting noise and air pollution	м	0					
reducing greenhouse gas and carbon emissions and	L	0					
maximising the potential for renewable energy production.							
Heritage SEA themes: Cultu	ral heritag	e	1				
7. To preserve and enhance	S	++	Policy promotes the regeneration of the Town Centre and				
areas and buildings designated for their historic and/or	М	++	preservation of the Conservation Area status.				

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy should deliver significant, permanent improvements in the built environment.
age well, look well and which	М	++	
enhance the diversity and distinctiveness of the local character and landscape.	L	++	
Access to Services SEA the	emes: Ma	terial as	sets, population, human health
9. To improve access to all	S	0	Regeneration of the Town Centre should provide new and improved
services, taking into consideration inequalities	М	+	– facilities.
relating to age, gender, disability, race and faith.	L	++	
Housing SEA themes: Popu	lation, hu	man hea	lth
10. To address the causes of deprivation and ensure everyone has access to decent,	S	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
	М	++	
appropriate and affordable housing.	L	++	
Travel SEA themes: Air qual	ity, climat	ic factors	s, population, material assets
11. To reduce the need to	S	0	The regeneration of the Town Centre will reduce the need to tra
travel and increase the use of sustainable methods of	M	+	<ul> <li>by provinding homes, jobs and services in close proximity.</li> </ul>
transportation.		++	
Skills SEA themes: Populati	on, huma	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	
satisfying work.	L	0	
Investment SEA themes: Po	opulation,	human h	nealth
13. To support and grow the	S	++	The schemes identified in this policy will require significant levels of
local economy, increase investment in people,	М	++	<ul> <li>investment to be realised.</li> </ul>
equipment, employment, infrastructure and other assets	L	++	
ensuring that economic and employment centres remain efficient and viable.			

# Policy TC7: Marshgate MOA

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ai	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy concentrates on the redevelopment of the Town Centre itself and areas that have previously been developed. There are options to enhance biodiversity in this area.
	M (Medium)	+	
	L (Long)	+	
Health and Population SEA	themes: I	Populati	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M L	0	-
Water SEA themes: Water, s		_	lora and fauna
· · · · · · · · · · · · · · · · · · ·			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S M	+ +	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	L	+	
Soil SEA themes: Soils	I	I	
4. To reduce land contamination and safeguard	S	-	Regeneration of brownfield sites may unearth some contamina in the short term, but this will be remediated as development
soil quality.	M	+/-	progresses.
Waste and Recycling SEA	hemes: M		seets
5. To minimise waste and	S	0	No significant effect.
increase recycling	M	_	
	L	0	_
Environmental Quality SEA	themes: J	Air quali	ty, climatic factors, human health, soils, water
6. To maximise the quality of	S	0	No significant effect.
environmental conditions by limiting noise and air pollution	M	0	-
reducing greenhouse gas and	L	0	-
carbon emissions and maximising the potential for renewable energy production.			
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	++	Policy promotes the regeneration of the Town Centre and
areas and buildings designated for their historic and/or	М	++	preservation of the Conservation Area status.

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy should deliver significant, permanent improvements in the built environment.
age well, look well and which	М	++	
enhance the diversity and distinctiveness of the local character and landscape.	L	++	
Access to Services SEA the	emes: Ma	terial as:	sets, population, human health
9. To improve access to all	S	0	Regeneration of the Town Centre should provide new and improved
services, taking into consideration inequalities	М	+	- facilities.
relating to age, gender, disability, race and faith.	L	++	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	+	Regeneration of the Town Centre will provide opportunities for
deprivation and ensure everyone has access to decent, appropriate and affordable housing.	М	++	<ul> <li>significant additional residential development.</li> </ul>
	L	++	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to travel and increase the use of	S	0	The regeneration of the Town Centre will reduce the need to trav
sustainable methods of	M	++	<ul> <li>by provinding homes, jobs and services in close proximity.</li> </ul>
transportation.	L .		
Skills SEA themes: Populati		1	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	_
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	nealth
13. To support and grow the	S	++	The schemes identified in this policy will require significant levels of
local economy, increase investment in people,	М	++	<ul> <li>investment to be realised.</li> </ul>
equipment, employment, infrastructure and other assets	L	++	
ensuring that economic and employment centres remain efficient and viable.			

### TC8: Town Centre Shopping Area

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local	M	0	-
population growth.			
Water SEA themes: Water, s	1	versity, fl	ora and fauna
3. To protect and enhance water quality, encourage water	S	0	No significant effect.
conservation and reduce flood risk.	M	0	-
<b>• •</b> • • • • • • • • • • • • • • • •	L	0	
Soil SEA themes: Soils	1	[	
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	M L	0	-
Waste and Recycling SEA t	hemes: M	l aterial a	ssets
5. To minimise waste and	S	0	No significant effect.
increase recycling	M	0	_
	L	0	
Environmental Quality SEA	themes: J	Air qualit	ty, climatic factors, human health, soils, water
6. To maximise the quality of	S	0	No significant effect.
environmental conditions by limiting noise and air pollution	М	0	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritao	e	
7. To preserve and enhance	S	+	Policy promotes the Conservation Area designation of parts of the
areas and buildings designated for their historic and/or	M	+	- town Centre.

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
Good Design SEA themes:	Cultural h	eritage, j	population, human health
8. To create places, spaces	S	+	Policy promotes the Conservation Area designation of parts of the
and buildings that work well, age well, look well and which	М	+	town Centre and recognises the interaction between shop frontages and the need to enhance the character of the surroundings.
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial ass	sets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	-
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of deprivation and ensure everyone has access to decent,	S	0	No significant effect.
	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to	S	0	No significant effect.
travel and increase the use of sustainable methods of	-M	0	-
transportation.	L	0	
Skills SEA themes: Populati	on, humar	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	nealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets	L	0	
ensuring that economic and employment centres remain efficient and viable.			

# TC9: High Street Shopping Area

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	-
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M	0	
Water SEA themes: Water, s			ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	S M	0	-
risk.	L	0	
Soil SEA themes: Soils	<u> </u>	<u> </u>	
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	
	L	0	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	+	Policy promotes the historic character of Old Town and specifically
areas and buildings designated for their historic and/or	М	+	the High Street.

Sustainability Objectives	Effect	_	Comments
archaeological interest and protect their settings.	L	+	
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces	S	+	Policy promotes the historic character of Old Town and specifically
and buildings that work well, age well, look well and which	М	+	<ul> <li>the High Street and recognises the interaction between shop frontages and the need to enhance the character of the surroundings</li> </ul>
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial as:	sets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hu	man hea	lth
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	М	0	
	L	0	
Travel SEA themes: Air qual	ity, climat	ic factors	s, population, material assets
11. To reduce the need to	S	0	No significant effect.
travel and increase the use of sustainable methods of	M	0	-
transportation.	L	0	
Skills SEA themes: Populati	on, huma	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	nealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets	L	0	-
ensuring that economic and employment centres remain efficient and viable.			

### TC10: High Street primary and secondary frontages

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M L	0	
Water SEA themes: Water, s			ora and fauna
	S	-	
3. To protect and enhance water quality, encourage water conservation and reduce flood	S М	0	No significant effect.
risk.	L	0	
Soil SEA themes: Soils			
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	
	L	0	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	•
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage,	population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy promotes the historic character of Old Town and specifically
age well, look well and which	М	+	<ul> <li>the High Street and recognises the interaction between shop frontages and the need to enhance the character of the surroundings.</li> </ul>
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Mai	terial as	sets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan hea	lth
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	М	0	
	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to	S	0	No significant effect.
travel and increase the use of sustainable methods of	M	0	_
transportation.	L	0	
Skills SEA themes: Populati	on, humar	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain	М	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human l	nealth
13. To support and grow the	S	+	Policy promotes the High Street and its role for providing differing
local economy, increase investment in people,	м	+	<ul> <li>retail outlets and services including more specialst shopping that is not catered for in the Town Centre.</li> </ul>
equipment, employment, infrastructure and other assets	L	+	1
ensuring that economic and employment centres remain efficient and viable.			

#### TC11: New convenience retail provision

Sustainability Objectives	Effect		Comments		
Biodiversity SEA themes: Biodiversity, flora and fauna					
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.		
	M (Medium)	0			
	L (Long)	0			
Health and Population SEA	themes: I	Populatio	on, Human Health		
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.		
meeting the needs of existing residents and encourage local population growth.	M	0			
			lora and fauna		
		-			
3. To protect and enhance water quality, encourage water conservation and reduce flood	S M	0	No significant effect.		
risk.	L	0			
Soil SEA themes: Soils			<u> </u>		
4. To reduce land	S	0	No significant effect.		
contamination and safeguard soil quality.	М	0			
	L	0			
Waste and Recycling SEA t	hemes: M	aterial a	ssets		
5. To minimise waste and increase recycling	S	0	No significant effect.		
	М	0	-		
	L	0			
Environmental Quality SEA	themes: /	Air qualit	ty, climatic factors, human health, soils, water		
6. To maximise the quality of environmental conditions by	S	0	No significant effect.		
limiting noise and air pollution reducing greenhouse gas and	М	0	-		
carbon emissions and maximising the potential for renewable energy production.	L	0			
Heritage SEA themes: Cultu	ral heritag	e			
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.		
for their historic and/or	М	0			

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, j	population, human health
8. To create places, spaces	S	0	No significant effect.
and buildings that work well, age well, look well and which	М	0	
enhance the diversity and distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Ma	terial ass	sets, population, human health
9. To improve access to all	S	+	Policy promotes access to services and retail facilities for local
services, taking into consideration inequalities	М	+	- residents.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent, appropriate and affordable housing.	М	0	
	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	+	The policy considers the provision of new retail facilities in the ne proposed neighbourhoods. This would encourage the use of sustainable method of transport due to the locality of the facilities relation to homes.
sustainable methods of transportation.	M L	+	
Skills SEA themes: Populati	on, humaı	health.	material assets
12. To improve access to skills,	S	0	No significant effect.
knowledge and education to ensure that people can gain	м	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	nealth
13. To support and grow the	S	+	Policy promotes the local economy of neighbourhoods in addition
local economy, increase investment in people,	M	+	to main shopping centres.
equipment, employment, infrastructure and other assets	L	+	-
ensuring that economic and employment centres remain efficient and viable.			

#### TC12: New comparison retail provision

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M L	0	
Water SEA themes: Water, s	oils, biodiv	versity, fl	ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	М	0	
risk.	L	0	
Soil SEA themes: Soils	1		
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	themes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	•
	L	0	
Environmental Quality SEA	themes: .	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	-
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	0	No significant effect.
areas and buildings designated for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, j	bopulation, human health
8. To create places, spaces	S	0	No significant effect.
and buildings that work well, age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	man hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	 L	0	
transportation.			
Skills SEA themes: Population		1	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation, l	human h	ealth
13. To support and grow the	S	+	Policy promotes the economy of the Town Centre and supports its
local economy, increase investment in people,	М	+	regeneration through focusing comparison retailing to the Town Centre in favour of edge-of-centre and out-of-centre areas.
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain	L	+	
employment centres remain efficient and viable.			

### TC13: Retail Impact Assessments

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora an	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M	0	
Water SEA themes: Water, s			ora and fauna
	S	0	
3. To protect and enhance water quality, encourage water conservation and reduce flood	S M	0	No significant effect.
risk.	L	0	
Soil SEA themes: Soils	1	1	1
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	M	0	
	L	0	
Waste and Recycling SEA	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
, ,	М	0	-
	L	0	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution	М	0	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	,
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, µ	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	sets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	man hea	lth
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	- <u>M</u>	0	
transportation.	L .		
Skills SEA themes: Populati		1	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
<b>Investment</b> SEA themes: Po	pulation,	human h	ealth
13. To support and grow the	S	+	Policy promotes the economy of the Town Centre and supports its
local economy, increase investment in people,	М	+	regeneration through focusing retailing to the Town Centre in favour of edge-of-centre and out-of-centre areas.
equipment, employment, infrastructure and other assets	L	+	
ensuring that economic and employment centres remain efficient and viable.			

#### IT1: Strategic Development Access Points

Sustainability Objectives	Effect		Comments		
Biodiversity SEA themes: Biodiversity, flora and fauna					
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.		
range of habitats and species to viable levels.	M (Medium)	0			
	L (Long)	0			
Health and Population SEA	themes: I	Populatio	on, Human Health		
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.		
meeting the needs of existing residents and encourage local population growth.	M	0			
Water SEA themes: Water, s	oils hiodiv		ora and fauna		
3. To protect and enhance	S	0	No significant effect.		
water quality, encourage water conservation and reduce flood	M	0			
risk.	L	0			
Soil SEA themes: Soils	I	I	I		
4. To reduce land	S	0	No significant effect.		
contamination and safeguard soil quality.	М	0			
	L	0			
Waste and Recycling SEA t	hemes: M	aterial a	ssets		
5. To minimise waste and increase recycling	S	0	No significant effect.		
	М	0	-		
	L	0			
Environmental Quality SEA	themes: ,	Air qualit	y, climatic factors, human health, soils, water		
6. To maximise the quality of environmental conditions by	S	0	No significant effect.		
limiting noise and air pollution reducing greenhouse gas and	М	0			
carbon emissions and maximising the potential for renewable energy production.	L	0			
Heritage SEA themes: Cultu	ral heritag	e	1		
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.		
for their historic and/or	М	0			

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, j	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	sets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	man hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	+	The policy proposes the development of pre-existing routes which
sustainable methods of	 L	+	are already served by public transport and cycle ways.
transportation.			
Skills SEA themes: Population	1	1	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	opulation,	human h	ealth
13. To support and grow the local economy, increase	S	+	The policy promotes investment in the pre-exisiting infrastructure ensuring their viability.
investment in people, equipment, employment,	М	+	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

#### IT2: West of Stevenage Safeguarded Corridors

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M	0	
Water SEA themes: Water, s	oils hiadi	lersity fi	lora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	з М	0	
risk.	L	0	
Soil SEA themes: Soils	<u> </u>	<u> </u>	
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
indicade recycling	М	0	_
	L	0	
Environmental Quality SEA	themes: /	Air quali	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	-
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	е	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage,	population, human health
8. To create places, spaces and buildings that work well,	S	+	The policy promotes the safeguarding of corridors for access to
age well, look well and which	М	+	<ul> <li>Stevenage West in order to create a space that enhances the landscape.</li> </ul>
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Mai	terial as	sets, population, human health
9. To improve access to all	S	+	The policy supports improvements to access issues for for the
services, taking into consideration inequalities	м	+	<ul> <li>Stevenage West development thereby ensuring access to services for all.</li> </ul>
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	nan hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	м	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to	S	+	The policy makes provision for the use of more sustainable form
travel and increase the use of sustainable methods of	M	+	<ul> <li>of transport.</li> </ul>
transportation.	L	+	
Skills SEA themes: Populati	on, humar	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain	М	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	opulation,	human I	nealth
13. To support and grow the	S	+	The policy considers the long term vision of the Stevenage West
local economy, increase investment in people,	м	+	<ul> <li>development and supports it through consideration of its needs now.</li> </ul>
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	1

#### IT3: Infrastructure

Sustainability Objectives	Effect		Comments	
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna	
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	-	Infrastructure proposals will involve the use of greenfield land. This loss will be permananet and long term. Secondary impacts from use of new roads by vehicles that may disturb remianing habitats or	
range of habitats and species to viable levels.	M (Medium)	-	species.	
	L (Long)	-		
Health and Population SEA	themes: I	Populatio	on, Human Health	
2. To protect and enhance human health and wellbeing,	S	+	Infrastructure proposals will open up access to land that can then be developed for a range of benficial uses.	
meeting the needs of existing residents and encourage local population growth.	M	+ +	-	
Water SEA themes: Water, s		/ersitv_fl	ora and fauna	
3. To protect and enhance	S	+/-		
water quality, encourage water conservation and reduce flood	M	+/-	Policy has a strong emphasis on the provision of new waste water infrastructure in parallel with new housing development in the medium to long term. In addition, the increase of impermeable	
risk.	L	+/-	surfaces will increase runoff and therefore risk.	
Soil SEA themes: Soils				
4. To reduce land contamination and safeguard	S	-	Some minor effects from the loss of greenfield land, including s in agricultural use. However, land in the Borough is only of me	
soil quality.	M	-	agricultural quality.	
Waste and Recycling SEA t	L themes: M	- laterial a	seate	
5. To minimise waste and increase recycling	S	0	No significant effect.	
	M	0		
		0		
	1	-	y, climatic factors, human health, soils, water	
6. To maximise the quality of environmental conditions by	S M	0	Secondary effects - new roads will facilitate car travel	
limiting noise and air pollution reducing greenhouse gas and		-		
carbon emissions and maximising the potential for renewable energy production.	L	-		
Heritage SEA themes: Cultu	ral heritag	e	1	
7. To preserve and enhance	S	0	No significant effect.	
areas and buildings designated for their historic and/or	М	0		

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, j	population, human health
8. To create places, spaces	S	0	No significant effect.
and buildings that work well, age well, look well and which	М	0	-
enhance the diversity and distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Ma	terial ass	sets, population, human health
9. To improve access to all	S	++	New infrastructure will facilitate access to essential services.
services, taking into consideration inequalities	М	++	-
relating to age, gender, disability, race and faith.	L	++	-
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	0	Infrastructure proposals will facilitate significant housing developm in the medium to long term.
deprivation and ensure everyone has access to decent,	М	+	
appropriate and affordable housing.	L	++	-
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to	S	0	Secondary effects - new roads will facilitate car travel.
travel and increase the use of sustainable methods of	M	_	-
transportation.	L	-	
Skills SEA themes: Populati	on, humar	n health,	material assets
12. To improve access to skills, knowledge and education to	S	++	Policy supports the provision of a new school. This will have a permanent, long term beneficial impact on education provision.
ensure that people can gain access to appropriate and	М	++	
satisfying work.	L	++	
Investment SEA themes: Po	pulation,	human h	nealth
13. To support and grow the	S	0	Provision of supporting infrastructure will enable development to
local economy, increase investment in people,	М	+	<ul> <li>occur and stimulate investment.</li> </ul>
equipment, employment, infrastructure and other assets	L	+	-
ensuring that economic and employment centres remain efficient and viable.			

#### IT4: Transport Assessments and Travel Plans

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	Indirect positive effects as management of journeys by car and resultant pollutants will help prevent adverse impacts on biodiversity and habitats
range of habitats and species to viable levels.	M (Medium)	+	
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	++	Travel plans pro-actively support walking and cycling, encouraging people to live healthy lifestyles
meeting the needs of existing residents and encourage local population growth.	M L	++	
Water SEA themes: Water, s	oils, biodiv	l /ersity, fl	lora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	М	0	
risk.	L	0	
Soil SEA themes: Soils			1
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	themes: J	Air qualit	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution	М	0	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	+	Encouraging more people to cycle and walk will help to create a more vibrant and active feel in a given area.
age well, look well and which enhance the diversity and	М	+	nore vibrant and active reer in a given area.
distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan heal	th
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	++	This policy pro-actively encourages plans that will facilitate the us of alternate modes of transport.
sustainable methods of	M	++	
transportation.			
Skills SEA themes: Populati		n nealth,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	
satisfying work.	L	0	
<b>Investment</b> SEA themes: Po	pulation, l	human h	ealth
13. To support and grow the	S	+	Any new routes or initiatives arising from the assessments or travel
local economy, increase investment in people,	М	+	plans will result in investment in the Borough.
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

#### IT5: Parking and Access

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	Indirect positive effects as management of journeys by car and resultant pollutants will help prevent adverse impacts on biodiversity and habitats.
range of habitats and species to viable levels.	M (Medium)	+	
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	++	Policy pro-actively requires pedestrian and cycle routes to be included in major developments encouraging healthy lifestyles.
meeting the needs of existing residents and encourage local population growth.	M L	++	
Water SEA themes: Water, s	oils, biodiv	versity, fi	lora and fauna
3. To protect and enhance	S	0	No significant effects.
water quality, encourage water conservation and reduce flood risk.	М	0	
	L	0	
Soil SEA themes: Soils	<u> </u>	<u> </u>	
4. To reduce land	S	0	No significant effects.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA i	hemes: M	laterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effects.
increase recycling	М	0	_
	L	0	
Environmental Quality SEA	themes: J	Air qualit	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effects.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	0	No significant effects.
areas and buildings designated for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	+	Encouraging more people to cycle and walk will help to create a more vibrant and active feel to a given area.
age well, look well and which enhance the diversity and	М	+	nore vibrant and active leer to a given area.
distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial ass	ets, population, human health
9. To improve access to all	S	+	Policy requires development to demonstrate how public transport
services, taking into consideration inequalities	М	+	will serve it, providing connections to services and facilities.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hui	man heal	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	++/-	This policy pro-actively encourages the use of alternate modes or transport. However, provision of parking spaces in new development will continue to facilitate use of the private car.
sustainable methods of transportation.	M L	++/- ++/-	
Skills SEA themes: Populati	on, humaı	health,	material assets
12. To improve access to skills,	S	0	No significant effect.
knowledge and education to ensure that people can gain	М	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

#### IT6: Sustainable Transport

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	Biodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	Indirect positive effects as management of journeys by car and resultant pollutants will help prevent adverse impacts on biodiversity and habitats.
range of habitats and species to viable levels.	M (Medium)	+	
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effects.
meeting the needs of existing residents and encourage local population growth.	M L	0	-
Water SEA themes: Water, s	soils, biodiv	versity, fl	lora and fauna
3. To protect and enhance	s	0	No significant effects.
water quality, encourage water conservation and reduce flood risk.	M	0	
	L	0	
Soil SEA themes: Soils		1	<u> </u>
4. To reduce land	S	0	No significant effects.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA	themes: M	laterial a	ssets
5. To minimise waste and	S	0	No significant effects.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	A themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	+	Policy pro actively supports the development of sustainable means of transportation in the town. This will discourage the use of the
limiting noise and air pollution	М	+	private car and thus contribute to air pollution throughout the town.
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	+	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effects.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, j	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effects.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	sets, population, human health
9. To improve access to all services, taking into	S	+	The improvement of sustainable transport will provide residents of the town alternative means to travel to services that they need to
consideration inequalities relating to age, gender,	М	+	access.
disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	man hea	lth
10. To address the causes of deprivation and ensure	S	0	No significant effects.
everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	++	The policy provides clear direction for the provision of sustainable transport in the town itself and beyond the Borough boundary.
sustainable methods of transportation.	- M	++	
Skills SEA themes: Populati			material accests
12. To improve access to skills, knowledge and education to	S	0	No significant effects.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the local economy, increase	S	+	Investment in the sustainable transport network improves the economic viability of the Town Centre and other employment centres
investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	М	+	by making them more accessible.
	L	+	

#### IT7: New and Improved Links for Pedestrians and Cyclists

Sustainability Objectives	Effect		Comments			
Biodiversity SEA themes: Biodiversity, flora and fauna						
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Secondary effects - the increase and promotion of 'quiet' forms of transport will result in less disturbance for habitats and wildlife.			
	M (Medium)	+				
	L (Long)	+				
Health and Population SEA	themes: I	Populatio	on, Human Health			
2. To protect and enhance human health and wellbeing,	S	+	Policy promotes health and wellbeing in individuals through the upgrade and provision of existing and new network development.			
meeting the needs of existing residents and encourage local population growth.	M L	++				
Water SEA themes: Water, s	ioils, biodiv	l /ersity, fl	lora and fauna			
3. To protect and enhance	S	0	No significant effects.			
water quality, encourage water conservation and reduce flood risk.	м	0				
	L	0				
Soil SEA themes: Soils	I	<u> </u>				
4. To reduce land	S	0	No significant effects.			
contamination and safeguard soil quality.	м	0				
	L	0				
Waste and Recycling SEA	themes: M	aterial a	ssets			
5. To minimise waste and	S	0	No significant effects.			
increase recycling	М	0				
	L	0				
Environmental Quality SEA	themes: J	Air qualit	ty, climatic factors, human health, soils, water			
6. To maximise the quality of environmental conditions by	S	+	Promotion of 'non-polluting' forms of transport will contribute to a reduction in all forms of pollution.			
limiting noise and air pollution	М	+				
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	+				
Heritage SEA themes: Cultu	ral heritag	e	1			
7. To preserve and enhance areas and buildings designated	S	0	No significant effects.			
for their historic and/or	М	0				

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, µ	population, human health
8. To create places, spaces	S	0	No significant effects.
and buildings that work well, age well, look well and which	М	0	
enhance the diversity and distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health
9. To improve access to all	S	+	Provision and upgrading of new and existing networks allows
services, taking into consideration inequalities	м	+	residents of the town to access all parts of the town by different means.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	nan hea	lth
10. To address the causes of	S	0	No significant effects.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to	S	+	The policy provides clear direction for the provision of sustainable
travel and increase the use of sustainable methods of	M	+	transport (pedestrian and cycleways) in the town itself and beyond the Borough boundary.
transportation.	L	+	
Skills SEA themes: Populati	on, humar	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effects.
ensure that people can gain access to appropriate and	М	0	
satisfying work.	L	0	
Investment SEA themes: Po	pulation, l	human h	ealth
13. To support and grow the	S	0	No significant effects.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

### IT8: Public Parking Provision

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M	0	
Water SEA themes: Water, s		_	ora and fauna
3. To protect and enhance	S	+	Redevelopment of parking areas will allow for the opportunity to
water quality, encourage water conservation and reduce flood	M	+	- include sustainable drainage systems into the design.
risk.	L	+	
Soil SEA themes: Soils	1		
4. To reduce land contamination and safeguard	S	-	Redevelopment of existing parking areas may 'uncover' contamination in the short term. However, the situation should
soil quality.	M	+/-	improve over the plan period as these sites are remediated.
Wests and Basyaling SEA		+	
, ,	themes: M		
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
	1	-	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	erial ass	ets, population, human health
9. To improve access to all	S	+	Parking provision will allow access to all services for residents of
services, taking into consideration inequalities	М	+	- the town.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	nan heal	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	-	The provision of parking does encourage the use of the private car.
sustainable methods of	- <u>M</u>		
transportation.	L	-	
Skills SEA themes: Populati	on, humar	health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	
satisfying work.	L	0	
Investment SEA themes: Po	pulation, l	human h	ealth
13. To support and grow the local economy, increase	S	+	Investment in the parking provision of the town improves the economic viability of the Town Centre and other employment centres
investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	М	+	by making them more accessible.
	L	+	

### **HO1: Housing Allocations**

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: E	Biodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	-	Loss of greenfield and, in some circumstances Green Belt, is a permanent and long term loss.
range of habitats and species to viable levels.	M (Medium)	-	
	L (Long)	-	
Health and Population SEA	themes:	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Policy allocates additional housing to ensure that the local population can grow.
meeting the needs of existing residents and encourage local	M	+	
population growth.	L	+	
Water SEA themes: Water, s	soils, biodi	versity, fl	ora and fauna
3. To protect and enhance water quality, encourage water	S	+/-	Redevelopment of existing sites will provide the opportunity to introduce more sustainable drainage methods and water
conservation and reduce flood risk.	M .	+/-	conservation. Whilst the development of new sites will result in the loss of permeable ground on previously greenfield sites.
	L	+/-	
Soil SEA themes: Soils		1	1
4. To reduce land contamination and safeguard	S	+	Redevelopment of existing residential sites may 'uncover' area contamination in the short term. However, the situation should improve over the plan period as these sites are remediated.
soil quality.	M L	+	
Waste and Recycling SEA	themes: M		ssets
5. To minimise waste and	S	_	Redevelopment and development will result in an absolute increa
increase recycling	М	-	in waste.
	L	-	
Environmental Quality SEA	themes:	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of	S	+	New development and redevelopment offers the opportunity to
environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	М	+	introduce more energy efficient construction methods and maximising energy efficiency in the development itself.
	L	+	
Heritage SEA themes: Cultu	ıral heritag	e	1
	0		Delicy and supporting toxt takes account of the pood to process
7. To preserve and enhance areas and buildings designated	S	+	Policy and supporting text takes account of the need to preserve and enhance the historic environment.

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
Good Design SEA themes:	Cultural he	eritage,	population, human health
8. To create places, spaces	S	+	Redevelopment can ensure that neighbourhood centres will be fit
and buildings that work well, age well, look well and which	М	+	<ul> <li>for purpose and contribute to the townscape.</li> </ul>
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Mat	erial as	sets, population, human health
9. To improve access to all	S	+	Regenerating neighbour centres will improve services to local
services, taking into consideration inequalities	М	+	<ul> <li>residents and increase access to services to all.</li> </ul>
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	nan hea	lth
10. To address the causes of	S	+	Policy seeks to provide additional housing for the town including appropriate and affordable housing.
deprivation and ensure everyone has access to decent,	М	+	
appropriate and affordable housing.	L	+	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to	S	+	Redevelopment of neighbourhood centres will reduce the need f
travel and increase the use of sustainable methods of	-M	+	residents to travel for services that can be easily accessed locally.
transportation.	L	+	
Skills SEA themes: Populati	on, humar	health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain	М	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	pulation, l	human I	nealth
13. To support and grow the	S	+	Provision of suitable and sufficient housing will support the viability
local economy, increase investment in people,	М	+	<ul> <li>of the economy of the town.</li> </ul>
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

#### HO2: Stevenage West

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	-	Policy involves the permanent and long term loss of Green Belt.
range of habitats and species to viable levels.	M (Medium)	-	_
	L (Long)	-	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Policy allocates additional housing to ensure that the local population can grow. This provision will have a permanent, long term and
meeting the needs of existing residents and encourage local population growth.	M	+	significant impact on housing supply. Providing an appropriate range of housing will improve quality of life.
Water SEA themes: Water, s		/ersitv_fl	ora and fauna
3. To protect and enhance	S	+/-	The development of new sites will result in the loss of permeable
water quality, encourage water conservation and reduce flood	M	+/-	- ground on a previously greenfield site. However, development does provide the opportunity to introduce sustainable drainage methods
risk.	L	+/-	and water conservation.
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard	S	+	Development at Stevenage West allows the opportunity to remediate any agricultural land contamination that is uncovered through
soil quality.	M	+	development here.
Waste and Recycling SEA	hemes: M		ssets
5. To minimise waste and	S	_	Development will result in an absolute increase in waste.
increase recycling	M	-	
	L	-	
Environmental Quality SEA	themes: J	Air qualit	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	+/-	Additional housing will increase energy demand and vehicle movements, although these can be mitigated via other Local Policies.
limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	М	+/-	Development can, however, be designed so that it will be energy efficient and the size of the site allows for investigations into
	L	+/-	renewable energy production.
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	+	Policy is proactive in protecting and enhancing historic/archaeological
areas and buildings designated for their historic and/or	М	+	interest of the site.

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces and buildings that work well,	S	+	Masterplanning of Stevenage West allows design to fit with the surrounding area, compliment it and enhance the distinctiveness of
age well, look well and which enhance the diversity and	М	+	the local character and landscape.
distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial as	sets, population, human health
9. To improve access to all	S	+	Policy makes provision for access to new services for all as part of
services, taking into consideration inequalities	М	+	- the development.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hui	nan hea	lth
10. To address the causes of	S	+	Stevenage West makes a large, valuable contribution to overall
deprivation and ensure everyone has access to decent,	М	+	<ul> <li>housing supply.</li> </ul>
appropriate and affordable housing.	L	+	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to	S	+	Policy encourages the use of sustainable modes of transport to
travel and increase the use of sustainable methods of	м	+	<ul> <li>considered as part of the design process.</li> </ul>
transportation.	L	+	
Skills SEA themes: Populati	on, humai	health,	material assets
12. To improve access to skills,	S	+	Policy requires the provision of a primary school as part of the
knowledge and education to ensure that people can gain	М	+	– development.
access to appropriate and satisfying work.	L	+	
Investment SEA themes: Po	pulation,	human l	nealth
13. To support and grow the	S	0	Provision of significant additional housing will stimulate investment
local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	М	+	in jobs and services to cater for new residents as well as providing people with the opportunity to live and work in the town.
	L	+	

#### HO3: North of Stevenage

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	-	Policy involves the permanent and long term loss of Green Belt.
range of habitats and species to viable levels.	M (Medium)	-	
	L (Long)	-	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Policy allocates additional housing to ensure that the local population can grow. This provision will have a permanent, long term and
meeting the needs of existing residents and encourage local population growth.	M L	+	significant impact on housing supply. Providing an appropriate range of housing will improve quality of life.
Water SEA themes: Water, s			ora and fauna
· · · · · · · · · · · · · · · · · · ·	S	+/-	
3. To protect and enhance water quality, encourage water conservation and reduce flood	S M	+/-	The development of new sites will result in the loss of permeable ground on a previously greenfield site. However, development does provide the opportunity to introduce sustainable drainage methods
risk.	L	+/-	and water conservation.
Soil SEA themes: Soils	1	1	
4. To reduce land contamination and safeguard	S	+	Development at North Stevenage allows the opportunity to remea any agricultural land contamination that is uncovered through development here.
soil quality.	M	+	
Waste and Recycling SEA t	hemes: M		ssets
5. To minimise waste and	S	-	Development will result in an absolute increase in waste.
increase recycling	M		
	L	_	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of	S	+/-	Additional housing will increase energy demand and vehicle
environmental conditions by limiting noise and air pollution	М	+/-	movements, although these can be mitigated via other Local Policies. Development can, however, be designed so that it will be energy
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	+/-	efficient and the size of the site allows for investigations into renewable energy production.
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	+/-	Policy recognises and is proactive in protecting and enhancing
areas and buildings designated	М	+/-	historic/archaeological interest of the site. The site boundary encroaches into a small part of the Conservation Area designation

Sustainability Objectives	Effect		Comments
for their historic and/or archaeological interest and protect their settings.	L	+/-	but the policy is clear about the mitigation that should be put in place to reduce the impact of the encroachment.
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces	S	+	Masterplanning of North Stevenage allows design to fit with the
and buildings that work well, age well, look well and which	М	+	<ul> <li>surrounding area, compliment it and enhance the distinctiveness of the local character and landscape.</li> </ul>
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial as:	sets, population, human health
9. To improve access to all	S	+	Policy makes provision for access to new services for all as part of
services, taking into consideration inequalities	М	+	- the development.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hui	nan hea	lth
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	North Stevenage makes a valuable contribution to overall hor supply.
	М	+	
	L	+	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to	S	+	Policy encourages the use of sustainable modes of transport to
travel and increase the use of sustainable methods of	M	+	<ul> <li>considered as part of the design process.</li> </ul>
transportation.	L	+	
Skills SEA themes: Populati	on, humai	n health,	material assets
12. To improve access to skills, knowledge and education to	S	+	Policy requires the provision of a primary school as part of the development.
ensure that people can gain access to appropriate and	М	+	
satisfying work.	L	+	
Investment SEA themes: Po	pulation,	human l	nealth
13. To support and grow the	S	0	Provision of significant additional housing will stimulate investment
local economy, increase investment in people,	М	+	<ul> <li>in jobs and services to cater for new residents as well as providing people with the opportunity to live and work in the town.</li> </ul>
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	-

# HO4: South East of Stevenage

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	-	Policy involves the permanent and long term loss of Green Belt.
range of habitats and species to viable levels.	M (Medium)	-	-
	L (Long)	-	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Policy allocates additional housing to ensure that the local population can grow. This provision will have a permanent, long term and
meeting the needs of existing residents and encourage local population growth.	M L	+	significant impact on housing supply. Providing an appropriate range of housing will improve quality of life.
Water SEA themes: Water, s			ora and fauna
	S	+/-	
3. To protect and enhance water quality, encourage water conservation and reduce flood	S M	+/-	The development of new sites will result in the loss of permeable ground on a previously greenfield site. However, development does provide the opportunity to introduce sustainable drainage methods
risk.	L	+/-	and water conservation.
Soil SEA themes: Soils	I	I	
4. To reduce land contamination and safeguard	S	+	Development South East of Stevenage allows the opportunity remediate any agricultural land contamination that is uncover
soil quality.	M	+	through development here.
Waste and Recycling SEA t	hemes: M		ssets
5. To minimise waste and	S	_	Development will result in an absolute increase in waste.
increase recycling	M	-	
	L	-	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	+/-	Additional housing will increase energy demand and vehicle movements, although these can be mitigated via other Local Policies.
limiting noise and air pollution reducing greenhouse gas and	М	+/-	Development can, however, be designed so that it will be energy efficient and the size of the site allows for investigations into
carbon emissions and maximising the potential for renewable energy production.	L	+/-	renewable energy production.
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	+	Policy is proactive in protecting and enhancing historic/archaeological
areas and buildings designated for their historic and/or	М	+	interest of the site.

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces and buildings that work well,	S	+	Masterplanning South East of Stevenage allows design to fit with the surrounding area, compliment it and enhance the distinctiveness
age well, look well and which	М	+	of the local character and landscape.
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial as	sets, population, human health
9. To improve access to all	S	+	Policy makes provision for access to new services for all as part of
services, taking into consideration inequalities	М	+	- the development.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hui	nan hea	lth
10. To address the causes of	S	+	North Stevenage makes a valuable contribution to overall housing
deprivation and ensure everyone has access to decent, appropriate and affordable housing.	М	+	– supply.
	L	+	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to	S	+	Policy encourages the use of sustainable modes of transport to
travel and increase the use of sustainable methods of	м	+	considered as part of the design process.
transportation.	L	+	
Skills SEA themes: Populati	on, humai	health,	material assets
12. To improve access to skills,	S	+	Policy requires the provision of a primary school as part of the
knowledge and education to ensure that people can gain	М	+	– development.
access to appropriate and satisfying work.	L	+	
Investment SEA themes: Po	pulation,	human I	nealth
13. To support and grow the	S	0	Provision of significant additional housing will stimulate investment
local economy, increase investment in people,	М	+	in jobs and services to cater for new residents as well as providing people with the opportunity to live and work in the town.
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

#### HO5: Windfall Sites

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short) M	+/-	Use of previously developed sites will reduce demand on greenfield locations. However, policy does provide scope for use of underused urban sites which may have some biodiversity impacts.
	(Medium)	+/-	
	(Long)		
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Possible secondary impacts as policy requirement for good access to local facilities may encourage journeys by foot or bicycle.
meeting the needs of existing residents and encourage local	M	+	-
population growth.	L	+	
Water SEA themes: Water, s	oils, biodiv	/ersity, fl	ora and fauna
3. To protect and enhance water quality, encourage water	S	-	Development of greenfield sites will decrease permeability.
conservation and reduce flood risk.	M	-	-
	L	-	
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	М	0	-
	L	0	
Waste and Recycling SEA t	themes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	_
	L	0	
Environmental Quality SEA	themes: ,	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of	S	0	No significant effect.
environmental conditions by limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	
7. To preserve and enhance	S	0	No significant effect.
areas and buildings designated for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	sets, population, human health
9. To improve access to all	S	+	Policy requires windfall sites to have good access to local facilities.
services, taking into consideration inequalities	М	+	
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	man hea	lth
10. To address the causes of deprivation and ensure	S	++	Windfall housing sites make a small, but valuable, contribution to overall housing supply.
everyone has access to decent,	М	++	
appropriate and affordable housing.	L	++	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	Possible long term benefits due to cumulative impact of windfall sites in accessible locations.
sustainable methods of	 L	0+	
transportation. Skills SEA themes: Populati			material appata
	1		
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people, equipment, employment,	М	0	
ensuring that economic and employment centres remain efficient and viable.	L	0	

### HO6: Redevelopment of Existing Homes

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Policy allows for the loss of residential accommodation to provide health or social facilities.
meeting the needs of existing residents and encourage local population growth.	M L	++	
Water SEA themes: Water, s	oils, biodiv	versity, fl	l ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood risk.	M	0	
	L	0	
Soil SEA themes: Soils			J
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA i	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	
	L	0	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health
9. To improve access to all	S	+	Policy allows for the creation of small scale social, health, community or leisure facilities.
services, taking into consideration inequalities	М	+	- of leisure facilities.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	nan heal	th
10. To address the causes of	S	-	Any loss of residential accomodation will work against this objecti
deprivation and ensure everyone has access to decent,	М	-	
appropriate and affordable housing.	L	-	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	Possible long term, secondary benefits if applicatio of policy created new, accessibnble services in resdiential areas.
sustainable methods of	 L	0+	
transportation.			
Skills SEA themes: Populati		n nealth,	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation, l	human h	ealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

# HO7: Affordable Housing Targets

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	liodiversity	, flora ai	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect. Policy does not provide locational guidance.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populati	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M L	0	-
Water SEA themes: Water, s	oils, biodi	versitv. fi	lora and fauna
3. To protect and enhance	S	0	No significant effect. Policy does not provide locational guidance.
water quality, encourage water conservation and reduce flood risk.	M	0	_
	L	0	_
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	М	0	_
	L	0	
Waste and Recycling SEA	themes: M	laterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
,	М	0	_
	L	0	
Environmental Quality SEA	themes: .	Air quali	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	_
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, µ	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	sets, population, human health
9. To improve access to all services, taking into	S	+	Secondary effects. Affordable housing will allow p
consideration inequalities relating to age, gender,	М	+	
disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	nan hea	lth
10. To address the causes of deprivation and ensure	S	++	Providing an appropriate level of affordable housing on new development sites will strongly contribute towards this objective
everyone has access to decent, appropriate and affordable	М	++	
housing.	L	++	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect. Policy does not provide locational guidance
sustainable methods of transportation.	M L	0	-
Skills SEA themes: Population		_	material accets
12. To improve access to skills, knowledge and education to	S	+	Secondary effects. Affordable housing will allow people to live in areas where they would otherwise be priced out of the market due
ensure that people can gain access to appropriate and	M	+	to inflationary impacts such as school catchments or proximity to desirable services.
satisfying work.	L	+	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

### HO8: Affordable Housing Tenure, Mix and Design

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect. Policy does not provide locational guidance.
	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M	0	-
Water SEA themes: Water, s	oils, biodiv	versitv fl	ora and fauna
3. To protect and enhance	S	0	No significant effect. Policy does not provide locational guidance.
water quality, encourage water conservation and reduce flood risk.	M	0	
	L	0	
Soil SEA themes: Soils	1	1	
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	-
	L	0	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces and buildings that work well,	S	++	Policy requires a seamless approach to the design of market and affordable homes.
age well, look well and which enhance the diversity and	М	++	
distinctiveness of the local character and landscape.	L	++	
Access to Services SEA the	emes: Ma	terial as	sets, population, human health
9. To improve access to all	S	+	Secondary effects. Affordable housing will allow people to live in
services, taking into consideration inequalities	М	+	areas where they would otherwise be priced out of the market due to inflationary impacts such as good school catchments or proximity
relating to age, gender, disability, race and faith.	L	+	- to desirable services.
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	++	Providing an appropriate mix of affordable housing tenures and
deprivation and ensure everyone has access to decent, appropriate and affordable housing.	М	++	<ul> <li>types on new development sites will strongly contribute towards this objective.</li> </ul>
	L	++	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect. Policy does not provide locational guidanc
sustainable methods of	M	0	_
transportation.	L	0	
Skills SEA themes: Populati	on, humai	n health,	material assets
12. To improve access to skills, knowledge and education to	S	+	Secondary effects. Affordable housing will allow people to live in areas where they would otherwise be priced out of the market due
ensure that people can gain access to appropriate and	М	+	to inflationary impacts such as good school catchments or proximity to desirable services.
satisfying work.	L	+	to desirable services.
Investment SEA themes: Po	pulation,	human I	nealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

# HO9: Housing Types and Sizes

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short) M	0	Long term, secondary benefits as intensive use of accessible sites will reduce demand for greenfield sites to meet housing targets.
range of habitats and species to viable levels.	(Medium)		-
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S M	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	L	0	
Water SEA themes: Water, s	oils, biodi	versity, fl	lora and fauna
3. To protect and enhance	S	0	Long term, secondary benefits as intensive use of accessible sites
water quality, encourage water conservation and reduce flood	М	0	will reduce demand for permeable, greenfield sites to meet housing targets.
risk.	L	+	
Soil SEA themes: Soils	1	1	
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	M	0	-
		0	
Waste and Recycling SEA t	themes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	M .	0	-
	L	0	
Environmental Quality SEA	themes: J	Air qualit	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	M	0	-
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, µ	population, human health
8. To create places, spaces and buildings that work well,	S	+	Policy supports design that enhances the local character.
age well, look well and which enhance the diversity and	М	+	_
distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Mai	terial ass	sets, population, human health
9. To improve access to all	S	+	Policy encourages higher density development in accessible
services, taking into consideration inequalities	М	+	locations. This will have a positive impact when measured against this objective.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	man hea	lth
10. To address the causes of deprivation and ensure	S	++	Provision of a range of house types and sizes will facilitate this objective.
everyone has access to decent, appropriate and affordable	М	++	
housing.	L	++	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	+	Policy encourages higher density development in accessible locations. This will have a positive impact when measured agains
sustainable methods of transportation.	M	+	this objective.
			material accests
		1	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M L	0	-
satisfying work.			
Investment SEA themes: Po	pulation, i	human h	ealth
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people, equipment, employment,	М	0	
infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

### HO10: Sheltered and Supported Housing

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local	M L	0	
population growth. Water SEA themes: Water, s			ara and fauna
	1	-	
3. To protect and enhance water quality, encourage water conservation and reduce flood	S M	0	No significant effect.
risk.	L	0	
Soil SEA themes: Soils	<u> </u>		
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	themes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
, ,	М	0	
	L	0	
Environmental Quality SEA	themes: .	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	M	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces	S	+	Policy requires new provision to be appropriate to the size and scale
and buildings that work well, age well, look well and which	М	+	<ul> <li>of surrounding development.</li> </ul>
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial as:	sets, population, human health
9. To improve access to all	S	+	Policy requires new supported housing to be accessibly located.
services, taking into consideration inequalities	М	+	<ul> <li>Requiring a contribution from the largest sites ensures that people have access to housing regardless of age or disability.</li> </ul>
relating to age, gender, disability, race and faith.	L	+	_
Housing SEA themes: Popu	lation, hui	nan hea	lth
10. To address the causes of	S	++	The proposed policy will bring significant benefits when measu against this objective.
leprivation and ensure everyone has access to decent,	М	++	
appropriate and affordable housing.	L	++	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to	S	+	Policy requires supported housing provision to be will served by
travel and increase the use of sustainable methods of	_M	+	<ul> <li>public transport and have good access to services and facilities.</li> </ul>
transportation.	L	+	
Skills SEA themes: Populati	on, humai	n health,	material assets
12. To improve access to skills,	S	0	No significant effect.
knowledge and education to ensure that people can gain	М	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	nealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	M	0	
	L	0	-

### HO11: Accessible and adaptable housing

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Provision of adaptable and accessible housing will contribute positively to this objective by allowing people to live for longer in
meeting the needs of existing residents and encourage local population growth.	M	++	their own homes.
Water SEA themes: Water, s	oils, biodiv	versity. fl	ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	M	0	
risk.	L	0	
Soil SEA themes: Soils			
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	-
	L	0	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	-
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, j	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which	М	0	
enhance the diversity and distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Ma	terial ass	sets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	++	Provision of a full range of hosing types will make a strong, positiv contribution towards this objective.
deprivation and ensure everyone has access to decent,	М	++	
appropriate and affordable housing.	L	++	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to	S	0	No significant effect.
travel and increase the use of sustainable methods of		0	
transportation.			
Skills SEA themes: Populati		1	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	_
satisfying work.	L	0	
<b>Investment</b> SEA themes: Po	pulation,	human h	pealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

# HO12: Gypsy and Traveller Provision

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	++	The travelling community have significantly poorer life opportunities than the settled community. Provision of permanent pitches will help
meeting the needs of existing residents and encourage local population growth.	M L	++	to meet a regional level deficit.
Water SEA themes: Water, s	oils, biodiv	ı /ersity, fl	lora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	М	0	
risk.	L	0	
Soil SEA themes: Soils			
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	themes: /	Air qualit	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage,	population, human health
8. To create places, spaces and buildings that work well,	S	+	Provision of permanent pitches on a formally laid out site will contribute positively to this objective.
age well, look well and which enhance the diversity and	М	+	
distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial as	sets, population, human health
9. To improve access to all	S	+	Permanent pitches will provide the travelling community with better
services, taking into consideration inequalities	М	+	- access to services.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of deprivation and ensure	S	++	Provision of permanent pitches will help to meet an identified, regional level deficit.
everyone has access to decent, appropriate and affordable	М	++	
housing.	L	++	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to travel and increase the use of	S	+	Provision of permanent pitches with good connections to servic and facilities will reduce the need to travel.
sustainable methods of	M	+	
transportation.	L	+	
Skills SEA themes: Populati	on, humai	n health,	material assets
12. To improve access to skills, knowledge and education to	S	+	Provision of additional pitches will provide an opportunity for residents children to attend local schools.
ensure that people can gain access to appropriate and	М	+	
satisfying work.	L	+	
Investment SEA themes: Po	pulation,	human h	nealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

#### HO13: Gypsy and Traveller Provision on Unallocated Sites

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and	S (Short)	0	No significant effect.
maintain and restore the full range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	++	The travelling community have significantly poorer life opportunities than the settled community. Provision of pitches will help to meet a
meeting the needs of existing residents and encourage local population growth.	M L	++	regional level deficit.
Water SEA themes: Water, s	oils, biodi	versity, fl	ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	М	0	
risk.	L	0	
Soil SEA themes: Soils	1	I	1
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	themes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	
	L	0	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, j	population, human health
8. To create places, spaces and buildings that work well,	S	+	Provision of pitches on a formally laid out site will contribute positively
age well, look well and which	М	+	to this objective.
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial ass	ets, population, human health
9. To improve access to all	S	+	Pitches will provide the travelling community with better access to
services, taking into consideration inequalities	М	+	- services.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	++	Provision of permanent pitches will help to meet an identified, regional level deficit.
deprivation and ensure everyone has access to decent,	М	++	
appropriate and affordable housing.	L	++	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	+	Provision of pitches with good connections to services and facilit will reduce the need to travel.
sustainable methods of	M	+	
transportation.	L .	+	
Skills SEA themes: Populati	on, humai	n health,	material assets
12. To improve access to skills, knowledge and education to	S	+	Provision of additional pitches will provide an opportunity for residents children to attend local schools.
ensure that people can gain access to appropriate and	М	+	
satisfying work.	L	+	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	М	0	
	L	0	

# GD1: High Quality Design

Sustainability Objectives	Effect		Comments			
Biodiversity SEA themes: Biodiversity, flora and fauna						
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short) M (Medium)	++	Policy requires the design and layout of new development to meet open space standards. This will provide opportunities for new habitats.			
	L (Long)	+				
Health and Population SEA	themes: I	Populatio	on, Human Health			
2. To protect and enhance human health and wellbeing,	S	++	Policy requires new development to be designed to encourage healthy lifestyles.			
meeting the needs of existing residents and encourage local population growth.	M L	++	-			
Water SEA themes: Water, s	oils, biodiv	versity, fl	lora and fauna			
3. To protect and enhance	S	0	No significant effect.			
water quality, encourage water conservation and reduce flood	М	0				
risk.	L	0				
Soil SEA themes: Soils						
4. To reduce land contamination and safeguard	S	0	No significant effect.			
soil quality.	М	0	-			
		0				
, ,	hemes: M	aterial a				
5. To minimise waste and increase recycling	S M	+	Policy requires new development to make provision for the storage and collection of recyclable waste.			
	L	+	-			
Environmental Quality SEA		Air qualit	y, climatic factors, human health, soils, water			
6. To maximise the quality of	S	0	No significant effect.			
environmental conditions by limiting noise and air pollution	М	0				
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0				
Heritage SEA themes: Cultu	ral heritag	e	1			
7. To preserve and enhance areas and buildings designated	S	+	Policy requires development to be in keeping with its surroundings.			
for their historic and/or	М	+				

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
Good Design SEA themes:	Cultural h	eritage, j	population, human health
8. To create places, spaces and buildings that work well,	S	++	Strong, positive impacts against this objective which is closely aligned to the aims of this policy.
age well, look well and which enhance the diversity and	М	++	
distinctiveness of the local character and landscape.	L	++	
Access to Services SEA the	emes: Ma	terial ass	sets, population, human health
9. To improve access to all	S	+	Policy requires development to be accessible by all modes of
services, taking into consideration inequalities	М	+	transport. This should ensure new development is well connected to services and facilities.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	+/-	Policy requires new development to be accessible by all modes transport. This includes transport by private car.
sustainable methods of	-M	+/-+/-	
transportation.			
Skills SEA themes: Populati	on, humai	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	-
satisfying work.	L	0	
<b>Investment</b> SEA themes: Po	pulation,	human h	pealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

## HC1: District, Local and Neighbourhood Centres

Sustainability Objectives	Effect		Comments		
Biodiversity SEA themes: Biodiversity, flora and fauna					
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.		
range of habitats and species to viable levels.	M (Medium)	0			
	L (Long)	0			
Health and Population SEA	themes: I	Populatio	on, Human Health		
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.		
meeting the needs of existing residents and encourage local population growth.	M	0			
Water SEA themes: Water, s			ora and fauna		
	S				
3. To protect and enhance water quality, encourage water conservation and reduce flood	S M	0	No significant effect.		
risk.	L	0			
Soil SEA themes: Soils	<u> </u>	<u> </u>			
4. To reduce land	S	0	No significant effect.		
contamination and safeguard soil quality.	М	0			
	L	0			
Waste and Recycling SEA t	hemes: M	aterial a	ssets		
5. To minimise waste and increase recycling	S	0	No significant effect.		
	М	0	-		
	L	0			
Environmental Quality SEA	themes: /	Air qualit	y, climatic factors, human health, soils, water		
6. To maximise the quality of environmental conditions by	S	0	No significant effect.		
limiting noise and air pollution reducing greenhouse gas and	М	0			
carbon emissions and maximising the potential for renewable energy production.	L	0			
Heritage SEA themes: Cultu	ral heritag	e	1		
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.		
for their historic and/or	М	0			

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, µ	population, human health
8. To create places, spaces	S	0	No significant effect.
and buildings that work well, age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	terial ass	sets, population, human health
9. To improve access to all	S	+	Policy ensures that there is local services available to local people.
services, taking into consideration inequalities	М	+	
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	nan hea	lth
10. To address the causes of	S	+	Redevelopment of the neighbourhood centres includes the provision
deprivation and ensure everyone has access to decent,	М	+	<ul> <li>of additional housing.</li> </ul>
appropriate and affordable housing.	L	+	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to	S	+	Neighbourhood centres reduce the need to travel to the Town Cen
travel and increase the use of sustainable methods of	M	+	or edge-of-town supermarkets for day to day provisions.
transportation.	L	+	
Skills SEA themes: Populati	on, humar	n health,	material assets
12. To improve access to skills, knowledge and education to	S	+	The policy requires neighbourhood centres to provide employment opportunities and/or community facilities which will ensure residents
ensure that people can gain access to appropriate and	М	+	can access employment or educational opportunities.
satisfying work.	L	+	
Investment SEA themes: Po	pulation, I	human h	ealth
13. To support and grow the	S	+	Policy requires investment in the local neighbourhood centres which will result in economic efficiency and viability
local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	М	+	will result in economic efficiency and viability.
	L	+	

## HC2: Local Shops

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora an	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local	M L	0	
population growth. Water SEA themes: Water, s		_	ara and fauna
,		-	
3. To protect and enhance water quality, encourage water conservation and reduce flood	S M	0	No significant effect.
risk.	L	0	
Soil SEA themes: Soils			<u> </u>
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
indicade recycling	М	0	
	L	0	
Environmental Quality SEA	themes: .	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, j	population, human health
8. To create places, spaces	S	0	No significant effect.
and buildings that work well, age well, look well and which	М	0	
enhance the diversity and distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Ma	terial ass	sets, population, human health
9. To improve access to all	S	+	Policy requires existing local shops to be retained thereby providing
services, taking into consideration inequalities	М	+	- some services to the local area.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	+	The retention of local shops will reduce the need for residents to travel so for for amenities.
sustainable methods of	M	+	
transportation.	L .	+	
Skills SEA themes: Populati	on, humaı	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the	S	+	Retention of shops in local areas will ensure that the local economy
local economy, increase investment in people,	М	+	remains efficient and viable.
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

# HC3: The Health Campus

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	d fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	The policy protects the provision of health services at the Lister Hospital thereby enhancing human health and wellbeing and
meeting the needs of existing residents and encourage local population growth.	M L	++	ensuring that the hospital can continue to meet the needs of the growing population.
Water SEA themes: Water, s	oils, biodiv	versity, fl	ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	M	0	
risk.	L	0	
Soil SEA themes: Soils	I	I	
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	themes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
, ,	М	0	
	L	0	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments			
archaeological interest and protect their settings.	L	0				
Good Design SEA themes:	Cultural he	eritage, j	population, human health			
8. To create places, spaces and buildings that work well,	S	0	No significant effect.			
age well, look well and which	М	0				
enhance the diversity and distinctiveness of the local character and landscape.	L	0				
Access to Services SEA the	emes: Mat	erial ass	sets, population, human health			
9. To improve access to all	S	+	The policy ensures that services can develop at the hospital due to			
services, taking into consideration inequalities	М	+	<ul> <li>the safeguarding of of the site. Thus providing access to all.</li> </ul>			
relating to age, gender, disability, race and faith.	L	+				
Housing SEA themes: Popu	lation, hun	nan hea	lth			
10. To address the causes of	S	0	No significant effect.			
deprivation and ensure everyone has access to decent,	М	0				
appropriate and affordable housing.	L	0				
Travel SEA themes: Air qual	Travel         SEA themes: Air quality, climatic factors, population, material assets					
11. To reduce the need to travel and increase the use of	S	0	No significant effect.			
sustainable methods of	M	0				
transportation.	L	0				
Skills SEA themes: Populati	on, humar	health,	material assets			
12. To improve access to skills, knowledge and education to	S	0	No significant effect.			
ensure that people can gain access to appropriate and	М	0	_			
satisfying work.	L	0				
Investment SEA themes: Po	pulation, l	human h	ealth			
13. To support and grow the local economy, increase	S	+	The policy safeguards the site for any required expansion or development. This ensures that investment can continue to be made			
investment in people,	М	+	and ensure the viability of the service and it as a centre for			
equipment, employment, infrastructure and other assets	L	+	employment in the town.			
ensuring that economic and employment centres remain efficient and viable.						

# HC4: Existing Health, Social and Community Facilities

Sustainability Objectives	Effect		Comments			
Biodiversity SEA themes: Biodiversity, flora and fauna						
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.			
range of habitats and species to viable levels.	M (Medium)	0				
	L (Long)	0				
Health and Population SEA	themes: I	Populatio	on, Human Health			
2. To protect and enhance human health and wellbeing,	S M	++	Policy protects existing facilities unless criteria can be met demonstrating that the service is no longer required.			
meeting the needs of existing residents and encourage local population growth.	L	++				
Water SEA themes: Water, s	oils, biodi	versity, fl	ora and fauna			
3. To protect and enhance water quality, encourage water	S	0	No significant effect.			
conservation and reduce flood risk.	M	0	-			
	L	0				
Soil SEA themes: Soils	1	1				
4. To reduce land contamination and safeguard	S M	0	No significant effect.			
soil quality.	L	0				
Waste and Recycling SEA t	hemes: M	aterial a	ssets			
5. To minimise waste and	S	0	No significant effect.			
increase recycling	М	0				
	L	0				
Environmental Quality SEA	themes:	Air qualit	y, climatic factors, human health, soils, water			
6. To maximise the quality of environmental conditions by	S	0	No significant effect.			
limiting noise and air pollution reducing greenhouse gas and	М	0				
carbon emissions and maximising the potential for renewable energy production.	L	0				
Heritage SEA themes: Cultu	ral heritag	e	1			
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.			
for their historic and/or	М	0				

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	sets, population, human health
9. To improve access to all	S	+	Policy protects existing facilities unless criteria can be met
services, taking into consideration inequalities	М	+	demonstrating that the service is no longer required.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	man hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	-
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	+/-	Policy should help to maintain a sustainable distribution of facilities across the Borough. Some potential localised impacts where uses
sustainable methods of	- M	+/-	are lost.
transportation.	L		
Skills SEA themes: Populati			1
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	realth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

## HC5: New Health, Social and Community Facilities

Sustainability Objectives	Effect		Comments			
Biodiversity SEA themes: Biodiversity, flora and fauna						
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	-	Policy makes no distinction between merits of greenfield, previously developed or allocated sites.			
range of habitats and species to viable levels.	M (Medium)	-				
	L (Long)	-				
Health and Population SEA	themes: I	Populatio	on, Human Health			
2. To protect and enhance human health and wellbeing,	S	++	Policy allows for the provision of new health facilities where these would meet an identified need.			
meeting the needs of existing residents and encourage local population growth.	M L	++				
Water SEA themes: Water, s	i oils, biodiv	versity, fl	ora and fauna			
3. To protect and enhance	S	-	Policy makes no distinction between merits of greenfield, previously			
water quality, encourage water conservation and reduce flood risk.	М	_	developed or allocated sites. Could lead to permanent loss of permeable, greenfield sites.			
	L	-				
Soil SEA themes: Soils	1	1	1			
4. To reduce land	S	0	No significant effect.			
contamination and safeguard soil quality.	М	0				
	L	0				
Waste and Recycling SEA t	themes: M	aterial a	ssets			
5. To minimise waste and increase recycling	S	0	No significant effect.			
inorodoo rooyoling	м	0				
	L	0				
Environmental Quality SEA	themes: /	Air qualit	y, climatic factors, human health, soils, water			
6. To maximise the quality of environmental conditions by	S	0	No significant effect.			
limiting noise and air pollution reducing greenhouse gas and	М	0	-			
carbon emissions and maximising the potential for renewable energy production.	L	0				
Heritage SEA themes: Cultu	ral heritag	e				
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.			
for their historic and/or	М	0				

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Ma	terial ass	ets, population, human health
9. To improve access to all	S	+	Policy supports new provision where it meets and identified need.
services, taking into consideration inequalities	М	+	
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	+/?	Policy provides support for integration of new facilities with existing
sustainable methods of	-M	+/? +/?	provision. However, no guidancee on location where this is not to be the case.
transportation. Skills SEA themes: Populati			matarial assata
, , , , , , , , , , , , , , , , , , ,			
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the local economy, increase	S	+	New facilities would represent investment in new assets.
investment in people, equipment, employment,	М	+	
infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

## HC6: Existing Leisure and Cultural Facilities

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	nd fauna		
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	++	Policy safeguards existing provision unless it can be proven it is no longer viable or required.
meeting the needs of existing residents and encourage local population growth.	M L	++	
Water SEA themes: Water, s	oils, biodi	versity, fl	ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	М	0	
risk.	L	0	
Soil SEA themes: Soils	<u> </u>		
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA	themes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	
	L	0	
Environmental Quality SEA	themes: .	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	sets, population, human health
9. To improve access to all	S	+	Policy safeguards existing provision unless it can be proven it is no
services, taking into consideration inequalities	М	+	longer viable or required.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	man hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	-
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	 L	0	
transportation. Skills SEA themes: Populati			material accets
	1		
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation, l	numan h	eaith
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people, equipment, employment,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

#### HC7: New and Refurbished Leisure and Cultural Facilites

Sustainability Objectives	Effect		Comments		
Biodiversity SEA themes: Biodiversity, flora and fauna					
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Policy makes no distinction between merits of greenfield and brownfield sites.		
	M (Medium)	-			
	L (Long)	-			
Health and Population SEA	themes: I	Populatio	on, Human Health		
2. To protect and enhance human health and wellbeing,	S	++	Policy supports provision of new leisure facilities where there is a proven need, supporting healthy lifestyles.		
meeting the needs of existing residents and encourage local population growth.	M L	++			
Water SEA themes: Water, s	oils, biodiv	versity, fl	ora and fauna		
3. To protect and enhance	S	_	Policy makes no distinction between the merits of greenfield and		
water quality, encourage water conservation and reduce flood	М	-	brownfield sites. This could lead to the permanent loss of permeable greenfield sites.		
risk.	L	-			
Soil SEA themes: Soils	<u> </u>	<u> </u>	1		
4. To reduce land	S	0	No significant effect.		
contamination and safeguard soil quality.	М	0			
	L	0			
Waste and Recycling SEA	themes: M	laterial a	ssets		
5. To minimise waste and increase recycling	S	0	No significant effect.		
	М	0			
	L	0			
Environmental Quality SEA	themes: .	Air qualit	y, climatic factors, human health, soils, water		
6. To maximise the quality of environmental conditions by	S	0	No significant effect.		
limiting noise and air pollution reducing greenhouse gas and	М	0			
carbon emissions and maximising the potential for renewable energy production.	L	0			
Heritage SEA themes: Cultu	ral heritag	e	1		
7. To preserve and enhance	S	0	No significant effect.		
areas and buildings designated for their historic and/or	М	0			

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health
9. To improve access to all	S	+	Policy supports provision of new leisure and cultural facilities where there is proven need.
services, taking into consideration inequalities	М	+	
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	man heal	th
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	+	Policy requires new facilities to be appropriately sited in terms of accessibility.
sustainable methods of	 L	+	
transportation.			
Skills SEA themes: Populati	1	1	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	
satisfying work.	L	0	
Investment SEA themes: Po	pulation, l	human h	ealth
13. To support and grow the	S	+	New facilities would be an investment.
local economy, increase investment in people,	М	+	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	

## HC8: Sports Facilities in New Developments

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Policy supports the provision of sports facilities in the town to promote health and wellbeing for the exisiting and growing
meeting the needs of existing residents and encourage local population growth.	M	+	population.
Water SEA themes: Water, s		versitv. fl	ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	M	0	
risk.	L	0	
Soil SEA themes: Soils	<u> </u>	I	I
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	-
	L	0	
Environmental Quality SEA	themes: .	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	-
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, j	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health
9. To improve access to all	S	+	Provision of sports facilities throughout the town ensures that access
services, taking into consideration inequalities	М	+	is improved for all residents.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hur	nan hea	lth
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent, appropriate and affordable	М	0	
housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of transportation.	- M	0	-
Skills SEA themes: Populati		_	material assets
12. To improve access to skills,	S	0	No significant effect.
knowledge and education to ensure that people can gain	M	0	
access to appropriate and satisfying work.	L	0	-
Investment SEA themes: Po			ealth
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people, equipment, employment,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

## HC9: Former Barnwell East Secondary School

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Policy makes provision for an additional sports centre in its redevelopment. This will ensure that the residents of the town have
meeting the needs of existing residents and encourage local population growth.	M	+	access to sports facilities and contribute to health and well being.
Water SEA themes: Water, s	oils, biodiv	/ersity, fl	ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	М	0	
risk.	L	0	
Soil SEA themes: Soils			
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	-
	L	0	
Environmental Quality SEA	themes: /	Air qualit	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	-
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, µ	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	- M	0	-
transportation. Skills SEA themes: Populati			material accets
12. To improve access to skills, knowledge and education to	S	+	The safeguarding of the school ensures that there is sufficient provision made for education as the town continues to expand.
ensure that people can gain access to appropriate and	M L	+	-
satisfying work.			
Investment SEA themes: Po	pulation, l	numan h	
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

## HC10: Redundant School Sites

Sustainability Objectives	Effect		Comments		
Biodiversity SEA themes: Biodiversity, flora and fauna					
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	Policy provides a safeguard for exisitng school playing fields whcih may contain areas of biodiversity value.		
range of habitats and species to viable levels.	M (Medium)	+			
	L (Long)	+			
Health and Population SEA	themes: I	Populatio	on, Human Health		
2. To protect and enhance human health and wellbeing,	S	+	Policy provides a safeguard for existing school playing fields which are used for sporting activities		
meeting the needs of existing residents and encourage local	М	+			
population growth.	L	÷			
Water SEA themes: Water, s	oils, biodiv	/ersity, fi	lora and fauna		
3. To protect and enhance water quality, encourage water	S	+	Policy provides a safeguard for school playing fields. These are significant areas of permeable surfacing, often in developed		
conservation and reduce flood risk.	М	+	residential areas.		
	L	+			
Soil SEA themes: Soils					
4. To reduce land contamination and safeguard	S	0	No significant effect.		
soil quality.	M	0			
		0			
	hemes: M		1		
5. To minimise waste and increase recycling	S	0	No significant effect.		
	М	0	-		
	L	0			
Environmental Quality SEA	themes: /	Air quali	ty, climatic factors, human health, soils, water		
6. To maximise the quality of environmental conditions by	S	0	No significant effect.		
limiting noise and air pollution reducing greenhouse gas and	М	0	-		
carbon emissions and maximising the potential for renewable energy production.	L	0			
Heritage SEA themes: Cultu	ral heritag	e	1		
7. To preserve and enhance	S	0	No significant effect.		
areas and buildings designated for their historic and/or	М	0			

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, j	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	sets, population, human health
9. To improve access to all	S	++	Policy contains a presumption in favour of retaining community uses
services, taking into consideration inequalities	М	++	- in education buildings.
relating to age, gender, disability, race and faith.	L	++	
Housing SEA themes: Popu	lation, hur	man hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	_
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	 L	0	
transportation.	_		
Skills SEA themes: Populati		n nealth,	
12. To improve access to skills, knowledge and education to	S	++	Policy contains a presumption in favour of retaining community uses in education buildings.
ensure that people can gain access to appropriate and	M	++	-
satisfying work.	L	++	
Investment SEA themes: Po	pulation,	human h	realth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	М	0	
	L	0	

#### GB1: Green Belt

Sustainability Objectives	Effect		Comments		
Biodiversity SEA themes: Biodiversity, flora and fauna					
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	Policy ensures that the retention and protection of the Green Belt ensuring that habitats and wildlife are protected.		
range of habitats and species to viable levels.	M (Medium)	+			
	L (Long)	+			
Health and Population SEA	themes: I	Populatio	on, Human Health		
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.		
meeting the needs of existing residents and encourage local population growth.	M L	0			
Water SEA themes: Water, s	oils, biodiv	versity, fl	l ora and fauna		
3. To protect and enhance	S	0	No significant effect.		
water quality, encourage water conservation and reduce flood	М	0			
risk.	L	0			
Soil SEA themes: Soils	<u> </u>	<u> </u>			
4. To reduce land	S	0	No significant effect.		
contamination and safeguard soil quality.	М	0			
	L	0			
Waste and Recycling SEA t	hemes: M	aterial a	ssets		
5. To minimise waste and increase recycling	S	0	No significant effect.		
	М	0			
	L	0			
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water		
6. To maximise the quality of environmental conditions by	S	0	No significant effect.		
limiting noise and air pollution reducing greenhouse gas and	М	0			
carbon emissions and maximising the potential for renewable energy production.	L	0			
Heritage SEA themes: Cultu	ral heritag	e	,		
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.		
for their historic and/or	М	0			

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	man heal	lth
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	-M	0	
transportation.			
Skills SEA themes: Populati	1	n nealth,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

#### **GB2: Green Belt Settlements**

Sustainability Objectives	Effect		Comments		
Biodiversity SEA themes: Biodiversity, flora and fauna					
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	Policy ensures that the retention and protection of the Green Belt ensuring that habitats and wildlife are protected.		
range of habitats and species to viable levels.	M (Medium)	+			
	L (Long)	+			
Health and Population SEA	themes: I	Populatio	on, Human Health		
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.		
meeting the needs of existing residents and encourage local population growth.	M	0			
Water SEA themes: Water, s	oils, biodi	versitv. fl	ora and fauna		
3. To protect and enhance	S	0	No significant effect.		
water quality, encourage water conservation and reduce flood	M	0			
risk.	L	0			
Soil SEA themes: Soils	I	1	1		
4. To reduce land	S	0	No significant effect.		
contamination and safeguard soil quality.	М	0			
	L	0			
Waste and Recycling SEA t	hemes: M	aterial a	ssets		
5. To minimise waste and increase recycling	S	0	No significant effect.		
	М	0	-		
	L	0			
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water		
6. To maximise the quality of environmental conditions by	S	0	No significant effect.		
limiting noise and air pollution reducing greenhouse gas and	М	0			
carbon emissions and maximising the potential for renewable energy production.	L	0			
Heritage SEA themes: Cultu	ral heritag	e	1		
7. To preserve and enhance	S	0	No significant effect.		
areas and buildings designated for their historic and/or	М	0			

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health
9. To improve access to all services, taking into	S	0	No significant effect.
consideration inequalities relating to age, gender,	М	0	
disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan heal	th
10. To address the causes of deprivation and ensure	S	+	Infill development will add a small, but valuable, contribution to o housing targets.
everyone has access to decent, appropriate and affordable	М	+	
housing.	L	+	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of transportation.	- M	0	-
Skills SEA themes: Populati			material assets
12. To improve access to skills,	S	0	No significant effect.
knowledge and education to ensure that people can gain	M	0	
access to appropriate and	L	0	-
satisfying work.			ealth
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people, equipment, employment,	М	0	
infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

# FP1: Climate Change

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	nd fauna		
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species	S (Short) M	+	Secondary, cumulative impacts as requiring low carbon and renewable technologies will help to combat the effects of global warming on habitats and species.
to viable levels.	(Medium) L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M L	0	
Water SEA themes: Water, s			ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	М	0	
risk.	L	0	
Soil SEA themes: Soils	1		·
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	M	0	
Waste and Recycling SEA	hemes: M	_	ssets
5. To minimise waste and	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	themes:	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	+	Secondary impacts as this policy will reduce the energy taken from more polluting, non-renewable sources.
limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	M	+	
	L	+	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	?	Impacts unclear as some renewable technologies may not be in
areas and buildings designated for their historic and/or	М	?	keeping with character or setting.

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	?	
Good Design SEA themes:	Cultural he	eritage, µ	population, human health
8. To create places, spaces and buildings that work well,	S	?	Impacts unclear as some renewable technologies may not be in keeping with character or setting.
age well, look well and which enhance the diversity and	М	?	_
distinctiveness of the local character and landscape.	L	?	
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities relating to age, gender,	М	0	
disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan hea	lth
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent, appropriate and affordable	М	0	_
housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of transportation.	 	0	
Skills SEA themes: Populati	on, humar	health,	material assets
12. To improve access to skills,	S	0	No significant effect.
knowledge and education to ensure that people can gain	М	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	pulation, l	human h	ealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

## FP2: Flood Risk in Flood Zone 1

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species	S (Short) M	+	Indirect impacts as the use of SuDS should help to control the discharge of water, in times of storm, preventing damage to species and habitats which might otherwise occur.
to viable levels.	(Medium) L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local	M	0	
population growth.		0	
Water SEA themes: Water, s	1	-	1
3. To protect and enhance water quality, encourage water conservation and reduce flood	S M	++	SuDS are specifically designed to help control and prevent surface water flood risk. SuDS help water infiltrate back into suitable locations, allowing pollutants to be filtered out. Without SuDS,
risk.	L	++	flooding and surges would be more likely to occur resulting in high levels of discharge into watercourses.
Soil SEA themes: Soils	<u> </u>		<u> </u>
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	M	0	-
Waste and Recycling SEA	L themes: M	0 laterial a	ssets
5. To minimise waste and	S		No significant effect.
increase recycling			
	M L	0	-
Environmental Quality SEA			ty, climatic factors, human health, soils, water
6. To maximise the quality of	S	0	No significant effect.
environmental conditions by limiting noise and air pollution	М	0	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	man heal	lth
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	-M	0	
transportation.			
Skills SEA themes: Populati	1	n nealth,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

# FP3: Flood Risk in Flood Zone 2 and 3

Sustainability Objectives	Effect		Comments		
Biodiversity SEA themes: Biodiversity, flora and fauna					
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species	S (Short) M (Medium)	+	Policy requires any adverse impacts on watercourses, river corridors and water meadows to be mitigated against. This should safeguard their biodiversity value.		
to viable levels.	L (Long)	+			
Health and Population SEA	themes: I	Populatio	on, Human Health		
2. To protect and enhance	S	+	Applying the sequential test should reduce or prevent incidences of		
human health and wellbeing, meeting the needs of existing residents and encourage local	М	+	flooding and the associated risks to human health.		
population growth.	L	+			
Water SEA themes: Water, s	oils, biodi	/ersity, fl	ora and fauna		
3. To protect and enhance water quality, encourage water	S	+	The policy provides a strong, criteria based approach that should provide significant benefits against this objective by steering		
conservation and reduce flood risk.	M	+	development away from 'at risk' locations. The policy also requires any adverse impacts on watercourses, river corridors and water		
	L	+	meadows to be mitigated against. This should safeguard their quality.		
<b>Soil</b> SEA themes: Soils			1		
4. To reduce land contamination and safeguard	S	0	No significant effect.		
soil quality.	M L	0	-		
Waste and Recycling SEA t	hemes: M	_	ssets		
5. To minimise waste and	S	0	No significant effect.		
increase recycling	M	0	-		
	L	0	-		
Environmental Quality SEA	themes: J	Air qualit	ty, climatic factors, human health, soils, water		
6. To maximise the quality of	S	0	No significant effect.		
environmental conditions by limiting noise and air pollution	М	0			
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0			
Heritage SEA themes: Cultu	ral heritag	e	1		
7. To preserve and enhance	S	0	No significant effect.		
areas and buildings designated for their historic and/or	М	0			

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	man heal	lth
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	-M	0	
transportation.			
Skills SEA themes: Populati	1	n nealth,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

## FP4: Flood Storage Reservoirs and Functional Floodplain

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ai	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	Policy requires any adverse impacts on FSR's and Functional Floodplain to be mitigated against. This should safeguard their biodiversity value.
range of habitats and species to viable levels.	M (Medium)	+	
	L (Long)	+	
Health and Population SEA	themes: I	Populati	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Applying the sequential test should reduce or prevent incidences of flooding and the associated risks to human health.
meeting the needs of existing residents and encourage local	M	+	-
population growth.	L	+	
Water SEA themes: Water, s	oils, biodi	versity, f	lora and fauna
3. To protect and enhance water quality, encourage water	S	++	The policy provides a strong, criteria based approach that should provide significant benefits against this objective by steering
conservation and reduce flood risk.	M L	++	development away from 'at risk' locations.
<b>Soil</b> SEA themes: Soils			
	0	0	
4. To reduce land contamination and safeguard soil quality.	S M	0	No significant effect.
oon quanty.	L	0	-
Waste and Recycling SEA	themes: M	laterial a	issets
5. To minimise waste and	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	themes: J	Air quali	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution	М	0	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	man heal	lth
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	-M	0	
transportation.			
Skills SEA themes: Populati	1	n nealth,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

## FP5: Contaminated Land

Sustainability Objectives	Effect		Comments		
Biodiversity SEA themes: Biodiversity, flora and fauna					
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.		
range of habitats and species to viable levels.	M (Medium)	0			
	L (Long)	0			
Health and Population SEA	themes: I	Populatio	on, Human Health		
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.		
meeting the needs of existing residents and encourage local population growth.	M L	0			
Water SEA themes: Water, s	oils biodiv	versitv fl	ora and fauna		
3. To protect and enhance	S	+	Remediation of contaminated sites will lead to an overall		
water quality, encourage water conservation and reduce flood	M	+	improvement in the quality of surface water and ultimately groundwater.		
risk.	L	+			
Soil SEA themes: Soils					
4. To reduce land contamination and safeguard	S	++	The policy requires the remediation of any contaminated land found in the the Borough through development and redevelopment.		
soil quality.	M	++			
Waste and Desusting 054		++			
, ,	themes: M				
5. To minimise waste and increase recycling	S	0	No significant effect.		
	M	0	-		
	L	0			
Environmental Quality SEA	themes: .	Air qualit	y, climatic factors, human health, soils, water		
6. To maximise the quality of environmental conditions by	S	0	No significant effect.		
limiting noise and air pollution reducing greenhouse gas and	М	0			
carbon emissions and maximising the potential for renewable energy production.	L	0			
Heritage SEA themes: Cultu	ral heritag	e	1		
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.		
for their historic and/or	М	0			

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan heal	th
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	 L	0	
transportation.			
Skills SEA themes: Populati		1	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	
satisfying work.	L	0	
Investment SEA themes: Po	pulation, l	human h	ealth
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

## FP6: Hazardous Installations

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	The policy includes strict controls to prevent any adverse impact on wildlife and the local environment.
range of habitats and species to viable levels.	M (Medium)	+	
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	This policy prevents any development that would have an adverse impact on health and safety.
meeting the needs of existing residents and encourage local population growth.	M	+	-
Water SEA themes: Water, s	oils, biodiv	/ersity, fl	l ora and fauna
3. To protect and enhance	S	+	This policy prevents any development that would have an adverse
water quality, encourage water conservation and reduce flood	M	+	impact on water quality unless suitable mitigation measures are included.
risk.	L	+	
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard	S	+	The policy prevents development that would have an adverse imp against this objective.
soil quality.	M	+	
Waste and Recycling SEA	L themes: M	+ aterial a	ssets
5. To minimise waste and	S	0	No significant effect.
increase recycling			
	M L	0	
Environmental Quality SEA			y, climatic factors, human health, soils, water
6. To maximise the quality of	S	+	Air quality is explicitly identified as one of the criteria against which
environmental conditions by limiting noise and air pollution	M	+	proposals will be judged.
educing greenhouse gas and arbon emissions and	L	+	
maximising the potential for renewable energy production.			
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	0	No significant effect.
areas and buildings designated for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	opulation, human health
8. To create places, spaces	S	0	No significant effect.
and buildings that work well, age well, look well and which	М	0	
enhance the diversity and distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	erial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hun	nan heal	th
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climatio	c factors,	population, material assets
11. To reduce the need to	S	0	No significant effect.
travel and increase the use of sustainable methods of	M	0	
transportation.	L	0	
Skills SEA themes: Population	on, humar	health,	material assets
12. To improve access to skills,	S	0	No significant effect.
knowledge and education to ensure that people can gain access to appropriate and satisfying work.	No significant effect.M	0	
	L	0	
Investment SEA themes: Po	pulation, l	human h	ealth
13. To support and grow the	S	0	No significant effect.
local economy, increase	з М	0	
investment in people, equipment, employment,		0	
infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	U	

#### **FP7: Pollution**

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	liodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	Policy controls pollution generation that might have an adverse impact on the local environment.
range of habitats and species to viable levels.	M (Medium)	+	
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Policy controls pollution generation that might have an adverse impact on residential amenity.
meeting the needs of existing residents and encourage local population growth.	M L	+++	
Water SEA themes: Water, s	i oils, biodiv	versity, fl	lora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	м	0	
risk.	L	0	
Soil SEA themes: Soils	<u> </u>	1	
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	м	0	
	L	0	
Waste and Recycling SEA	themes: M	laterial a	ssets
5. To minimise waste and	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of	S	0	No significant effect.
environmental conditions by limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	0	No significant effect.
areas and buildings designated for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	man heal	lth
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	-M	0	
transportation.			
Skills SEA themes: Populati	1	n nealth,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

#### **FP8: Pollution Sensitive Uses**

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	0	No significant effect.
range of habitats and species to viable levels.	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Controlling the location of pollution sensitive residential development will have a beneficial impact.
meeting the needs of existing residents and encourage local population growth.	M L	+ +	
Water SEA themes: Water, s	oils, biodiv	l /ersity, fl	lora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	М	0	
risk.	L	0	
Soil SEA themes: Soils	<u> </u>	I	1
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA t	themes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
indicade recycling	М	0	
	L	0	
Environmental Quality SEA	themes: ,	Air qualit	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments			
archaeological interest and protect their settings.	L	0				
Good Design SEA themes:	Cultural he	eritage, p	population, human health			
8. To create places, spaces and buildings that work well,	S	0	No significant effect.			
age well, look well and which enhance the diversity and	М	0				
distinctiveness of the local character and landscape.	L	0				
Access to Services SEA the	emes: Mat	erial ass	ets, population, human health			
9. To improve access to all	S	0	No significant effect.			
services, taking into consideration inequalities	М	0				
relating to age, gender, disability, race and faith.	L	0				
Housing SEA themes: Popu	lation, hur	nan heal	lth			
10. To address the causes of deprivation and ensure	S	0	No significant effect.			
everyone has access to decent,	М	0				
appropriate and affordable housing.	L	0				
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets			
11. To reduce the need to	S	0	No significant effect.			
travel and increase the use of sustainable methods of	M	0				
transportation.	L .	0				
Skills SEA themes: Populati	1	health,				
12. To improve access to skills, knowledge and education to	S	0	No significant effect.			
ensure that people can gain access to appropriate and	М	0				
satisfying work.		0				
Investment SEA themes: Po	Investment SEA themes: Population, human health					
13. To support and grow the local economy, increase	S	0	No significant effect.			
investment in people,	М	0				
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0				

# NH1: Principal Open Spaces

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	The policy ensures the protection of open spaces within the town. As such, the biodiversity associated with these sites (which will vary from one open space to the other) will remain protected also.
range of habitats and species to viable levels.	M (Medium)	+	
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Protection of open spaces within the Borough will ensure that residents have space to enhance their health and wellbeing.
meeting the needs of existing residents and encourage local population growth.	M	+	-
Water SEA themes: Water, s	oils, biodiv	/ersitv_fi	ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	M	0	
risk.	L	0	
Soil SEA themes: Soils	1	I	1
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	М	0	-
	L	0	
Waste and Recycling SEA	themes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	-
	L	0	
Environmental Quality SEA	themes: J	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	-
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	man heal	lth
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	-M	0	
transportation.			
Skills SEA themes: Populati	1	n nealth,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

#### NH2: Wildlife Sites

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	++	The policy is explicit in its protection and enhancement of wildlife sites.
range of habitats and species to viable levels.	M (Medium)	++	
	L (Long)	++	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	The policy recognises the amenity value of the wildlife sites. This amenity supports health and wellbeing of the residents of the town.
meeting the needs of existing residents and encourage local population growth.	M L	+	
Water SEA themes: Water, s	oils, biodiv	/ersity, fl	ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	М	0	
risk.	L	0	
Soil SEA themes: Soils		<u> </u>	
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA to	hemes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
	М	0	-
	L	0	
Environmental Quality SEA	themes: /	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S		No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	-
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	+	No significant effect.
for their historic and/or	М	+	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces	S	0	No significant effect.
and buildings that work well, age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan heal	th
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to	S	0	No significant effect.
travel and increase the use of sustainable methods of	M	0	
transportation.	L ,		
Skills SEA themes: Populati		health,	
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	
satisfying work.	L	0	
Investment SEA themes: Po	pulation, I	human h	ealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets	L	0	
ensuring that economic and employment centres remain efficient and viable.			

#### **NH3: Green Corridors**

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	liodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	The policy promotes the protection and maintenance of Green Corridors throughout the Borough. This will result in the protection and enhancement of the biodiversity value found in these areas of
range of habitats and species to viable levels.	M (Medium)	+	the town.
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	The policy encourages the use of the Green Corridors as a sustainable network for pedestrian and cyclists. As a recreational
meeting the needs of existing residents and encourage local population growth.	M L	+	network, the policy supports the health and wellbeing of the residents of the town.
Water SEA themes: Water, s	oils, biodiv	 /ersitv. fl	ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	M	0	
risk.	L	0	
Soil SEA themes: Soils		<u> </u>	
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	M	0	
Waste and Desusting 054	L	0	
, ,	themes: M		
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
Environmental Quality SEA	themes: /	Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, j	population, human health
8. To create places, spaces	S	0	No significant effect.
and buildings that work well, age well, look well and which	М	0	
enhance the diversity and distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	erial ass	sets, population, human health
9. To improve access to all	S	+	The increased use of the Green Corridors by residents of the town
services, taking into consideration inequalities	М	+	will result in residents exploring parts of the town that they wouldn't have ordinarily explored. Discovery of new services will increase
relating to age, gender, disability, race and faith.	L	++	and improve access to these services.
Housing SEA themes: Popu	lation, hur	nan hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	s, population, material assets
11. To reduce the need to	S	+	The use of the Green Corridors by pedestrians and cyclists will resu
travel and increase the use of sustainable methods of	M	+	<ul> <li>in a sustainable network around the town that will result in a reduced</li> <li>need to travel by means of private car.</li> </ul>
transportation.	L	+	
Skills SEA themes: Populati	on, humar	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	
satisfying work.	L	0	
Investment SEA themes: Po	pulation, I	human h	nealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

#### NH4: Green Links

Sustainability Objectives	Effect		Comments			
Biodiversity SEA themes: Biodiversity, flora and fauna						
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	++	The policy promotes the wildlife value of the Green Links and what its provides to the Borough as a whole.			
range of habitats and species to viable levels.	M (Medium)	++				
	L (Long)	++				
Health and Population SEA	themes: I	Populatio	on, Human Health			
2. To protect and enhance human health and wellbeing,	S	+	The amenity and recreational value of the Green Links is identified in the policy and it is proactive in protecting their value.			
meeting the needs of existing residents and encourage local population growth.	M L	+				
Water SEA themes: Water, s	oils. biodiv	versitv. fl	ora and fauna			
3. To protect and enhance	S	0	No significant effect.			
water quality, encourage water conservation and reduce flood	M	0				
risk.	L	0				
Soil SEA themes: Soils	<u> </u>					
4. To reduce land	S	0	No significant effect.			
contamination and safeguard soil quality.	М	0				
	L	0				
Waste and Recycling SEA	hemes: M	aterial a	ssets			
5. To minimise waste and	S	0	No significant effect.			
increase recycling	М	0				
	L	0				
Environmental Quality SEA	themes:	Air qualit	y, climatic factors, human health, soils, water			
6. To maximise the quality of	S	0	No significant effect.			
environmental conditions by limiting noise and air pollution	М	0				
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0				
Heritage SEA themes: Cultu	ral heritag	e	1			
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.			
for their historic and/or	М	0				

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health
9. To improve access to all services, taking into	S	0	No significant effect.
consideration inequalities relating to age, gender,	М	0	
disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan heal	th
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent, appropriate and affordable	М	0	
housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of transportation.	 L	0	
Skills SEA themes: Populati	on. humar	health.	material assets
12. To improve access to skills,	S	0	No significant effect.
knowledge and education to ensure that people can gain	м	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	pulation, l	l human h	ealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets	L	0	
ensuring that economic and employment centres remain efficient and viable.			

#### NH5: Trees and Woodlands

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	liodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	++/-	Policy contains a general presumption in favour of retaining trees and woodland. However, any loss would be permanent and irreversible.
	M (Medium)	++/-	
	L (Long)	++/-	
Health and Population SEA	themes:	Populatio	on, Human Health
2. To protect and enhance	S	+	Secondary benefits as creation of attractive environments can
human health and wellbeing, meeting the needs of existing	М	+	encourage healthy activities such as walking.
residents and encourage local population growth.	L	+	
Water SEA themes: Water, s	oils, biodi	versity, fl	lora and fauna
3. To protect and enhance	S	+	Retention of existing, and creation of new, areas of trees and
water quality, encourage water conservation and reduce flood risk.	М	+	woodland provide permeable surfaces helping to control flood risk.
	L	+	
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	М	0	
	L	0	
Waste and Recycling SEA	themes: M	laterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	themes:	Air qualit	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	Potential long term, secondary benefits resulting from the retention of existing, or planting of new, pollutant-fixing species.
limiting noise and air pollution	М	0	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	+	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces and buildings that work well,	S	+	Trees and woodland contribute to the local setting.
age well, look well and which enhance the diversity and	М	+	
distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Mat	erial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan heal	th
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	- M	0	-
transportation. Skills SEA themes: Populati			material assota
, , , , , , , , , , , , , , , , , , ,	1	1	
12. To improve access to skills, knowledge and education to	S M	0	No significant effect.
ensure that people can gain access to appropriate and	L	0	-
satisfying work.			
Investment SEA themes: Po		numan n	
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people, equipment, employment,	М	0	
infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

### NH6: General Protection for Open Space

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ai	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	++/-	Policy contains a strong presumption in favour of retaining open spaces with their loss only being permitted if the criteria are satisfied. However, it does allow scope for their development in certain
range of habitats and species to viable levels.	M (Medium)	++/-	circumstances.
	L (Long)	++/-	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	++/-	Policy contains a strong presumption in favour of retaining open spaces with their loss only being permitted if the criteria are satisfied.
meeting the needs of existing residents and encourage local	М	++/-	However, it does allow scope for their development in certain circumstances.
population growth.	L	++/-	
Water SEA themes: Water, s	oils, biodi	/ersity, fi	lora and fauna
3. To protect and enhance water quality, encourage water	S	+/-	Presumption in favour of retention should help to protect permeable areas of open space. However, any development that is permitted
conservation and reduce flood risk.	М	+/-	under this policy will have an adverse and permanent impact.
	L	+/-	
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	М	0	-
	L	0	
Waste and Recycling SEA t	themes: M	aterial a	ssets
5. To minimise waste and increase recycling	S	0	No significant effect.
, C	М	0	-
	L	0	
Environmental Quality SEA	themes: J	Air quali	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	_
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	0	No significant effect.
areas and buildings designated for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, j	population, human health
8. To create places, spaces	S	+	Smaller areas of open space are often integral to the design and
and buildings that work well, age well, look well and which	М	+	<ul> <li>layout of an area. A presumption in favour of retention will help to preserve this.</li> </ul>
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial ass	sets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hui	man hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to	S	0	No significant effect.
travel and increase the use of sustainable methods of	M	0	-
transportation.	L	0	
Skills SEA themes: Populati	on, humar	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	М	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	nealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets	L	0	
ensuring that economic and employment centres remain efficient and viable.			

# NH7: Open Space Standards

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ai	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short) M	+	The requirements in this policy will lead to the creation of meaningful areas of open space, providing opportunities for biodiversity.
range of habitats and species to viable levels.	(Medium)	- T	_
	L (Long)	+	
Health and Population SEA	themes: I	Populati	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Provision of useable open spaces and facilities will encourage healthy lifestyles.
meeting the needs of existing residents and encourage local	М	+	-
population growth.	L	+	
Water SEA themes: Water, s	oils, biodiv	versity, f	lora and fauna
3. To protect and enhance water quality, encourage water	S	+	The requirements in this policy will lead to the creation of meaningful areas of open space, providing permeable surfaces.
conservation and reduce flood risk.	M	+	
	L	+	
Soil SEA themes: Soils	1	r	1
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	L	0	_
Waste and Recycling SEA	hemes: M	aterial a	ssets
5. To minimise waste and	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	themes: ,	Air quali	ty, climatic factors, human health, soils, water
6. To maximise the quality of	S	0	Potential long term benefits from the creation of new spaces and/or
environmental conditions by limiting noise and air pollution	М	0	- habitats which might include, or encourage, pollutant-fixing species.
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	+	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance areas and buildings designated	S	0	No significant effect.
for their historic and/or	М	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
Good Design SEA themes:	Cultural h	eritage, p	population, human health
8. To create places, spaces	S	+	This policy will contribute towards the creation of attractive, well
and buildings that work well, age well, look well and which	М	+	- planned developments.
enhance the diversity and distinctiveness of the local character and landscape.	L	+	
Access to Services SEA the	emes: Ma	terial ass	ets, population, human health
9. To improve access to all	S	+	Policy explicitly requires new facilities to be inclusive for all members
services, taking into consideration inequalities	М	+	of the community.
relating to age, gender, disability, race and faith.	L	+	
Housing SEA themes: Popu	lation, hui	nan hea	lth
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to	S	+	Providing open spaces and play facilities close to new homes wi
travel and increase the use of sustainable methods of	M	+	reduce the need to travel.
transportation.	L	+	
Skills SEA themes: Populati	on, humai	n health,	material assets
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain	М	0	
access to appropriate and satisfying work.	L	0	
Investment SEA themes: Po	pulation,	human h	ealth
13. To support and grow the	S	0	No significant effect.
local economy, increase investment in people,	М	0	
equipment, employment, infrastructure and other assets	L	0	-
ensuring that economic and employment centres remain efficient and viable.			

# NH8: North Stevenage Country Park

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full	S (Short)	+	Secondary benefits of protecting the biodiversity of the area through the preservation of the historic character of the area.
range of habitats and species to viable levels.	M (Medium)	+	
	L (Long)	+	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	+	Secondary benefit of providing accessible amenity space through the preservation of the historic character of the area.
meeting the needs of existing residents and encourage local population growth.	M L	+	-
Water SEA themes: Water, s	oils, biodiv	/ersitv. fl	ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood risk.	M	0	
	L	0	
Soil SEA themes: Soils	<u> </u>	<u> </u>	
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	M	0	
Waste and Recycling SEA t	L hemes: M	0 aterial a	seate
5. To minimise waste and	S		
increase recycling			No significant effect.
	M L	0	-
Environmental Quality SEA			y, climatic factors, human health, soils, water
6. To maximise the quality of	S	0	No significant effect.
environmental conditions by limiting noise and air pollution	M	0	
reducing greenhouse gas and	L	0	
carbon emissions and maximising the potential for renewable energy production.		0	
Heritage SEA themes: Cultu	ral heritag	e	<u> </u>
7. To preserve and enhance	S	++	The policy explicitly promotes the preservation and enhancement
areas and buildings designated for their historic and/or	М	++	of the historic character of the area.

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
Good Design SEA themes:	Cultural he	eritage, p	population, human health
8. To create places, spaces	S	0	No significant effect.
and buildings that work well, age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	nan hea	th
10. To address the causes of	S	0	No significant effect.
deprivation and ensure everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	-M	0	
transportation.			material accests
Skills SEA themes: Population	1		
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation, i	human h	ealth
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people, equipment, employment,	М	0	
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

### NH9: Areas of Archaeological Significance

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ar	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populatio	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M L	0	
Water SEA themes: Water, s			ora and fauna
3. To protect and enhance	S	0	No significant effect.
water quality, encourage water conservation and reduce flood	M	0	
risk.	L	0	
Soil SEA themes: Soils			
4. To reduce land contamination and safeguard	S	0	No significant effect.
soil quality.	M	0	
Waste and Recycling SEA t	hemes: M		ssets
5. To minimise waste and	S	0	No significant effect.
increase recycling	M	0	i vo significant circot.
	L	0	
Environmental Quality SEA	themes: /	ı Air qualit	y, climatic factors, human health, soils, water
6. To maximise the quality of	S	0	No significant effect.
environmental conditions by limiting noise and air pollution	М	0	
reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	++	Policy is explicit in its recognition and protection of the archaeological
areas and buildings designated for their historic and/or	М	++	significance of both nationally recognised or designated and those that are considered locally important.

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
Good Design SEA themes:	Cultural he	eritage, µ	population, human health
8. To create places, spaces and buildings that work well,	S	0	No significant effect.
age well, look well and which enhance the diversity and	М	0	
distinctiveness of the local character and landscape.	L	0	
Access to Services SEA the	emes: Mai	terial ass	ets, population, human health
9. To improve access to all	S	0	No significant effect.
services, taking into consideration inequalities	М	0	
relating to age, gender, disability, race and faith.	L	0	
Housing SEA themes: Popu	lation, hur	man hea	lth
10. To address the causes of deprivation and ensure	S	0	No significant effect.
everyone has access to decent,	М	0	
appropriate and affordable housing.	L	0	
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets
11. To reduce the need to travel and increase the use of	S	0	No significant effect.
sustainable methods of	 L	0	
transportation. Skills SEA themes: Populati			material appata
, , , , , , , , , , , , , , , , , , ,	1		
12. To improve access to skills, knowledge and education to	S	0	No significant effect.
ensure that people can gain access to appropriate and	M	0	-
satisfying work.	L	0	
Investment SEA themes: Po	pulation, l	numan h	eaith
13. To support and grow the local economy, increase	S	0	No significant effect.
investment in people, equipment, employment,	М	0	
infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0	

#### NH10: Conservation areas

Sustainability Objectives	Effect		Comments
Biodiversity SEA themes: B	iodiversity	, flora ai	nd fauna
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
Health and Population SEA	themes: I	Populati	on, Human Health
2. To protect and enhance human health and wellbeing,	S	0	No significant effect.
meeting the needs of existing residents and encourage local population growth.	M L	0	
Water SEA themes: Water, s			lora and fauna
	S	•••	1
3. To protect and enhance water quality, encourage water conservation and reduce flood	S M	0	No significant effect.
risk.	L	0	-
Soil SEA themes: Soils			
4. To reduce land	S	0	No significant effect.
contamination and safeguard soil quality.	М	0	
	L	0	
Waste and Recycling SEA	themes: M	aterial a	ssets
5. To minimise waste and	S	0	No significant effect.
increase recycling	М	0	
	L	0	
Environmental Quality SEA	themes: J	Air quali	ty, climatic factors, human health, soils, water
6. To maximise the quality of environmental conditions by	S	0	No significant effect.
limiting noise and air pollution reducing greenhouse gas and	М	0	
carbon emissions and maximising the potential for renewable energy production.	L	0	
Heritage SEA themes: Cultu	ral heritag	e	1
7. To preserve and enhance	S	+	Policy recognises and promotes the protection and enhancement
areas and buildings designated for their historic and/or	М	+	of Conservation Areas within Stevenage.

Sustainability Objectives	Effect		Comments				
archaeological interest and protect their settings.	L	+					
Good Design SEA themes:	Cultural he	eritage, p	population, human health				
8. To create places, spaces and buildings that work well,	S	0	No significant effect.				
age well, look well and which enhance the diversity and	М	0					
distinctiveness of the local character and landscape.	L	0					
Access to Services SEA the	emes: Mat	terial ass	ets, population, human health				
9. To improve access to all	S	0	No significant effect.				
services, taking into consideration inequalities	М	0					
relating to age, gender, disability, race and faith.	L	0					
Housing SEA themes: Popu	lation, hur	nan heal	th				
10. To address the causes of	S	0	No significant effect.				
deprivation and ensure everyone has access to decent,	М	0					
appropriate and affordable housing.	L	0					
Travel SEA themes: Air qual	ity, climati	c factors	, population, material assets				
11. To reduce the need to	S	0	No significant effect.				
travel and increase the use of sustainable methods of	M	0					
transportation.	L	0					
Skills SEA themes: Populati	on, humar	n health,	material assets				
12. To improve access to skills, knowledge and education to	S	0	No significant effect.				
ensure that people can gain access to appropriate and	М	0					
satisfying work.	L	0					
Investment SEA themes: Po	Investment SEA themes: Population, human health						
13. To support and grow the	S	0	No significant effect.				
local economy, increase investment in people,	М	0					
equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	0					

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The Stevenage Borough Local Plan Sustainability Appraisal