Stevenage Borough Council

Local Plan Partial Update
Main Modifications proposed by the Council to make the Plan sound

Sustainability Appraisal & Strategic Environmental Assessment

February 2026

Stevenage
BOROUGH COUNCIL

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1. Purpose

1.1 This Sustainability Appraisal & Strategic Environmental Assessment should be read alongside and as an update to:

- Stevenage Borough Local Plan 2011–2031 Sustainability Appraisal (July 2016) CD5a
- Stevenage Borough Local Plan 2011–2031 Appropriate Assessment Screening (May 2016) CD5b
- Local Plan Partial Update: Sustainability Appraisal & Strategic Environmental Assessment including Appropriate Assessment supporting Regulation 19 consultation (November 2024) CD5c
- Local Plan Partial Update (Regulation 19 to Pre-Submission) Sustainability Appraisal & Strategic Environmental Assessment, June 2025 – Addendum CD5d
- Local Plan Partial Update: Sustainability Appraisal & Strategic Environmental Assessment including Appropriate Assessment (August 2025) CD5

2. Background

2.1 The Stevenage Local Plan – Review and Partial Update has gone through the due process in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012:

- Regulation 18 draft policies preparation: 5 July to 15 August 2024
- Regulation 19 final policies publication: 21 November 2024 to 14 February 2025
- Regulation 19 addendum publication: 24 June to 4 August 2025
- Submission to Secretary of State: 15 August 2025
- Examination in Public Hearing Sessions: 2 to 10 December 2025

2.2 Stevenage Borough Council (the Council) undertook a formal review of the adopted Plan, as required by Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (the Regulations) and concluded that only parts of the adopted Plan required updating at that time and thus only a partial update to the adopted Plan was required.

2.3 The Council's process for reaching this decision is summarised in a briefing note available on the Examination Website https://www.hwa.uk.com/projects/stevenage-local-plan-partial-update/ (CD16). The Council therefore undertook a consultation under Regulation 19 of the Regulations in November 2024 on a schedule of changes it proposed to make to update the adopted Plan (Partial Update of the Stevenage Borough Local Plan 2011–2031 Schedule of Changes from Regulation 18 to Regulation 19) (CD2c), in other words the Council's proposed partial update.

2.4 However, the Council undertook a further consultation under Regulation 19 of the Regulations in June 2025 on an addendum which effectively set out a small number of further changes, superseding some of the changes detailed in CD2c (Partial Update

of the Stevenage Borough Local Plan 2011–2031 Schedule of Changes from Regulation 19 to Pre Submission) (CD2b).

2.5 For the avoidance of any doubt, the Inspector appointed to examine the partial update to the adopted Plan, is examining the changes proposed in CD2c except where they have been superseded by the changes proposed in CD2b. He is not examining any elements of the adopted Plan which are not being updated or in other words sections of the partial update to the Stevenage Borough Local Plan 2011–2031 of the adopted Plan which are not identified in CD2c or CD2b as subject to changes.

2.6 Sections of the adopted Plan which would be unchanged by the partial update are outside of the scope of the Examination. The Council has produced a consolidated document (Partial Update of the Stevenage Borough Local Plan 2011–2031 Schedule of Changes from Adopted Local Plan to Submission Version – Changes since Adoption of Local Plan in May 2019) (CD3) which simply combines CD2c and CD2b and is intended to assist the Examination. Thus, the schedule of main modifications proposed below, following the Examination hearings must be read alongside CD3.

3. Proposed Main Modifications to make the Local Plan Partial Update sound

3.1 The substantive changes to the Partial Update (as submitted in August 2025) and the version of the Local Plan that will be subject to Main Modifications (MMs) consultation include:

- Ensure the new Climate Change Policies are effective, justified by the evidence base and are sufficiently flexible to ensure they do not prejudice the delivery of development in the Borough.
- Partial updates to the housing elements of the adopted Plan to make clear that the housing requirement remains unchanged as a result of the partial update.
- Replace the proposed requirement for M4(3)(2)(b) wheelchair accessible dwellings with the requirement for M4(3) wheelchair user dwellings. This is because the specific requirement for M4(3)(2)(b) dwellings is not justified.
- Ensure the updated policies and new policies are consistent with national policy, justified and effective.

3.2 The proposed MMs relate to the following Policies:

- Policy SP1: Climate Change
- Policy SP4: A vital Town Centre
- Policy SP6: Sustainable Transport
- Policy SP7: High quality homes
- Policy SP11: Flooding, drainage and pollution
- Policy CC1: Energy Efficiency
- Policy CC2: Heating and Cooling
- Policy CC3: Water Efficiency
- Policy CC4: Energy Infrastructure
- Policy CC5: Green Roofs
- Policy CC6: The Green Economy
- Policy TC2: Southgate Park Major Opportunity Area
- Policy TC3: Centre West Major Opportunity Area
- Policy TC4: Station Gateway Major Opportunity Area
- Policy TC5: Central Core Major Opportunity Area
- Policy TC6: Northgate Major Opportunity Area
- Policy TC7: Marshgate Major Opportunity Area
- Policy TC8: Town Centre Shopping Area
- Policy TC9: High Street Shopping Area
- Policy IT1: Strategic development access points
- Policy IT4: Transport assessments and travel plans
- Policy HO2: Stevenage West
- Policy HO3: North of Stevenage

- Policy HO10: Sheltered and supported housing
- Policy HO11: Accessible and adaptable housing
- Policy HO14: Houses in Multiple Occupation
- Policy GD2: Design Certification
- Policy FP1: Sustainable Drainage
- Policy FP2: Flood Risk Management
- Policy NH5: Trees and Woodland

4. Sustainability Appraisal & Strategic Environmental Assessment of Local Plan Partial Update Proposed Main Modifications

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

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

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

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

4.5 We have followed the same matrix-based appraisal system as documents CD5 to CD5d as outlined in section 2 of this document.

4.6 Below is a summary appraisal of the policies subject to the Local Plan Partial Update Main Modifications.

4.7 Matrix summaries are illustrated as per previous versions of the Sustainability Appraisal as indicated in documents CD5 to CD5d in section 2 of this document.

4.8 Following the matrix summary analysis provided in Figures 1 and 2, an update commentary is provided relating to the Main Modifications and any additional or changed sustainability impacts they have, in relation to summary analysis relating to the previous Sustainability Appraisal matrix analysis for each relevant policy.

Strategic Policies

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

Policy Name	Timeframe	Environmental	Social	Economic
SP1: Climate Change	Short Term (S)	+ / ++	+ / ?	++
	Medium Term (M)	+ / ++	+	++
	Long Term (L)	+ / ++	+ / 0	++
SP4: A Vital Town Centre	S	0 / ?	0 / +	+
	M	0 / ?	0 / +	+
	L	0 / ?	0 / +	++
SP6: Sustainable Transport	S	0 / +	++	++
	M	+	++	++
	L	++	++	++
SP7: High Quality Homes	S	+ / - -	++	+
	M	+ / -	++	+
	L	+ / -	++	+
SP11: Flooding and Pollution	S	++	+	0 / +
	M	++	+	0 / +
	L	++	+	0 / +

Policy SP1: Climate Change

From previous Sustainability Appraisals:

Summary of appraisal:

The impacts of this policy are generally predicted to be positive as it takes responsibility for mitigating against environmental damage. This policy also sets out a framework to achieve goals at national and local level to build in resilience, adaption, mitigation and net zero / carbon neutral policy.

The policy performs well in its requirements to balance our economic role to support a strong economy and our environmental role in protecting and enhancing the natural, built and historic environment. There are possible unknown impacts on our social role in providing necessary housing and services in the short term, but this is balanced by the long-term benefits.

Recommendations:

No specific mitigation measures have been identified for this policy.

Relevant Local Plan 2019 Objectives:

- Protecting and enhancing the environment
- Heritage assets
- Water courses

Impact of Main Modifications:

4.9 Overall, similar impacts as per the Submission Local Plan Partial Update. The only substantive impacts are on Design (more positive longer term) and slightly more positive impacts on Investment / Economy, with the additional wording added relating to stock on existing land in the policy wording.

Policy SP4: A Vital Town Centre

From previous Sustainability Appraisals:

Summary of appraisal:

The impacts of this policy were generally found to be positive for social and economic effects. The policy focuses on the use of the existing and established sites. This along with the proposed regeneration initiatives, provides significant social and economic benefits. The environmental benefits are considered unknown and have been scored accordingly.

Recommendations:

Ensure the site-specific implications of development are fully considered, especially for environmental benefits.

Relevant Local Plan 2019 Objectives:

- Raising the town's economic prospects, new employment growth, regenerating a vibrant town centre.
- Physical, social and economic regeneration throughout the town, including the Town Centre.
- Employment growth and opportunity for business
- Old and New Town High Street protection and enhancement
- High standards of design and sustainability

Impact of Main Modifications:

4.10 No significant change. The only policy wording change relates to removal of primary frontages but does not impact the overall direction of this policy.

Policy SP6: Sustainable Transport

From previous Sustainability Appraisals:

Summary of appraisal:

Our appraisal shows that this policy should have strong positive impact. The pro-active approach to sustainable transport and policy direction which incorporates active travel into the most accessible locations should deliver a range of environmental, social and economic benefits.

Recommendations:

No specific mitigation measures have been identified for this policy.

Relevant Local Plan 2019 Objectives:

- Physical, social and economic regeneration throughout the town, including the Town Centre.
- Deliver new homes with new neighbourhoods
- Local facilities to be regenerated in the neighbourhoods
- Provision of leisure and community facilities, including education provision
- Infrastructure provision (transport, education, sports, community etc)
- Employment growth and opportunity for business
- High standards of design and sustainability

Impact of Main Modifications:

4.11 The general principle of the revised policy is the same but impacts are more positive for Design and Access to Services, due to the increased emphasis on active travel solutions, with longer term benefits.

Policy SP7: High Quality Housing

From previous Sustainability Appraisals:

Summary of appraisal:

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

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

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

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

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

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

Recommendations:

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

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

Impact of Main Modifications:

4.12 Overall 7,600 housing number from 2019 Plan is unchanged. The Main Modifications merely provide clarity on this from the Submission version. No change to sustainability impacts.

Policy SP11: Flooding and Pollution

From previous Sustainability Appraisals:

Summary of appraisal:

The impacts of this policy are generally predicted to be positive as it takes responsibility for controlling pollution and flood risk. There may be only small positive benefits or no impact on economic benefits. However, it recognised that if flooding and pollution are not considered imminently within the Local Plan, flooding and pollution can have considerable negative impacts on local areas.

Recommendations:

No specific mitigation measures have been identified for this policy.

Relevant Local Plan 2019 Objectives:

- Protecting and enhancing the environment
- Heritage assets
- Water courses

Impact of Main Modifications:

4.13 Only modification is clarity of text within the policy, therefore no further sustainability impacts.

Detailed Policies

Figure 2. Summary Appraisal of the Detailed Policies.

Policy Name	Timeframe	Environmental	Social	Economic
CC1: Energy Efficiency	S	+ / ?	+ / ?	+ / ?
	M	+ / ?	+ / ?	+ / ?
	L	+	+ / ?	+ / ?
CC2: Heating and Cooling	S	+ / ?	+ / ?	+ / ?
	M	+ / ?	+ / ?	+ / ?
	L	+	+ / ?	+ / ?
CC3: Water Efficiency	S	+ / ?	+ / ?	+ / ?
	M	+ / ?	+ / ?	+ / ?
	L	+	+ / ?	+ / ?
CC4: Energy Infrastructure	S	+ / ?	+ / ?	+ / ?
	M	+ / ?	+ / ?	+ / ?
	L	+	+ / ?	+ / ?
CC5: Green Roofs and Walls	S	+ / ?	+ / ?	+ / ?
	M	+ / ?	+ / ?	+ / ?
	L	+	+ / ?	+ / ?
CC6: The Green Economy	S	++	++	++
	M	+	+	++
	L	+ / ?	+ / ?	++
TC2: Southgate Park Major Opportunity Area	S	0	++	++
	M	0	++	++
	L	0	++	++

TC3: Centre West Major Opportunity Area	S	0	++	++
	M	0	++	++
	L	0	++	++
TC4: Station Gateway Major Opportunity Area	S	+	++	++
	M	+	++	++
	L	+ / ?	++	++
TC5: Central Core Major Opportunity Area	S	0	++	++
	M	0	++	++
	L	0	++	++
TC6: Northgate Major Opportunity Area	S	0	++	++
	M	0	++	++
	L	0	++	++
TC7: Marshgate Major Opportunity Area	S	0	++	++
	M	0	++	++
	L	0	++	++
TC8: Town Centre Shopping Area	S	0	+	+
	M	0	+	+
	L	0	+	+
TC9: High Street Shopping Area	S	0 / +	+	?
	M	0 / +	+	?
	L	0 / +	++	?
IT1: Strategic Development Access Points	S	0 / +	++	+ / ?
	M	0 / +	++	+ / ?
	L	0 / +	++	+ / ?

IT4: Transport Assessments and Travel Plans	S	++	+	+
	M	++	+	+
	L	++	+	+
HO2: Stevenage West	S	-	++	+ / ?
	M	-	++	+ / ?
	L	-	++	+ / ?
HO3: North of Stevenage	S	-	++	+ / ?
	M	-	++	+ / ?
	L	-	++	+ / ?
HO10: Sheltered and Supported Housing	S	0	+ / ?	+ / ?
	M	0	+ / ?	+ / ?
	L	0	+ / ?	+ / ?
HO11: Accessible and Adaptable Housing	S	0	++	0 / +
	M	0	++	0 / +
	L	0	++	0 / +
HO14: Houses in Multiple Occupation	S	0	+	+
	M	0	+	+
	L	0	+	+
GD2: Design Certification	S	+	+	0
	M	+	+	0
	L	+	+	0
FP1: Sustainable Drainage	S	+ / ++	0 / +	0 / +
	M	+ / ++	0 / +	0 / +
	L	+ / ++	0 / +	0 / +

FP2: Flood Risk Management	S	+ / ++	+ / 0	0 / +
	M	+ / ++	+ / 0	0 / +
	L	+ / ++	+ / 0	0 / +
NH5: Trees and Woodland	S	++ / -	+ / -	0
	M	++ / -	+ / -	0
	L	++ / -	+ / -	0

Policy CC1: Energy Efficiency

From previous Sustainability Appraisals:

Summary of appraisal:

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

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

Relevant Local Plan 2019 Objectives:

- To support economic growth and increase the level of high value jobs within the local economy through making land available for employment land purposes.
- Physical, social and economic regeneration throughout the town, including the Town Centre.
- High standards of design and sustainability
- Protecting and enhancing the environment

Impact of Main Modifications:

4.14 With the wider change in emphasis from "must" to "where appropriate" and "should", and therefore more flexibility in the application of the policy, environmental and social sustainability impacts are likely to be strong positive but now have the added degree of uncertainty due to proposals that may arise after the policy is adopted.

Economic impacts uncertain but likely to be more positive given the policy is now less restrictive.

Policy CC2: Heating and Cooling

From previous Sustainability Appraisals:

Summary of appraisal:

Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation to climate change. Major development proposals must demonstrate how buildings will be achieved through heated and cooled as part of an energy statement. Permission will be refused for proposals which rely on energy dependent cooling systems unless it is demonstrated that their use is essential

Therefore, our appraisal has considered the impacts and recognise the unknown for social and environmental proposals. Although, better designed buildings which take in account factors such as passive cooling ventilation and internal heat generating, can have significant economic benefits in the long term.

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

Relevant Local Plan 2019 Objectives:

- To support economic growth and increase the level of high value jobs within the local economy through making land available for employment land purposes.
- High standards of design and sustainability
- Protecting and enhancing the environment

Impact of Main Modifications:

4.15 With the wider change in emphasis from "must" to "where appropriate" and "should", and therefore more flexibility in the application of the policy, environmental and social sustainability impacts are likely to be strong positive but now have the added degree of uncertainty due to proposals that may arise after the policy is adopted. Economic impacts uncertain but likely to be more positive given the policy is now less restrictive.

Policy CC3: Water Efficiency

From previous Sustainability Appraisals:

Summary of appraisal:

Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation and resilience to climate change. This proposed policy in the local plan sets out that development proposals involving the creation of new dwellings must ensure that water consumption does not exceed 110 litres per person per day, including external water use and incorporate rainwater harvesting schemes. Non-residential should also consider recycling grey water and development proposals which show water neutrality will be strongly supported.

Stevenage lies in an area of severe water stress and water consumption is above the national average. With a growing population, it is therefore essential that we use our limited water resources more efficiently. For this reason, new development must comply with Policy CC3.

Due to the evidence from The Climate Change Technical Paper (2024), the appraisal identified positive impacts for environmental and social but recognised that economic was not a significant benefit.

Relevant Local Plan 2019 Objectives:

- Protecting and enhancing the environment
- Water courses

Impact of Main Modifications:

4.16 With the wider change in emphasis from "must" to "where appropriate" and "should", and therefore more flexibility in the application of the policy, environmental and social sustainability impacts are likely to be strong positive but now have the added degree of uncertainty due to proposals that may arise after the policy is adopted. Economic impacts uncertain but likely to be more positive given the policy is now less restrictive.

Policy CC4: Energy Infrastructure

From previous Sustainability Appraisals:

Summary of appraisal:

Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation and resilience to climate change. This proposed policy in the local plan sets out how development proposals:

- use decentralised energy networks (DENs) or district heat networks (DHNs),
- use ultra-low and zero carbon combined heat and power (CHP) systems.
- produce local ultra-low and zero carbon renewable energy with surplus injected into the grid and implement Intelligent Energy Systems (IES).

Almost all of Stevenage's energy needs are currently met from outside of the borough, with electricity imported via the National Grid and pipelines supplying natural gas for heating. Work is underway to decarbonise the National Grid but this is not expected to be completed until 2035 and at present, only about 40% of UK electricity comes from renewable sources. It will be impossible to decarbonise heating without moving away from natural gas. For these reasons, the council will strongly support development proposals that incorporate sustainable energy infrastructure.

Due to the evidence from The Climate Change Technical Paper (2024), the appraisal identified positive impacts for environmental, social and economic, particularly in the long term.

Relevant Local Plan 2019 Objectives:

- To support economic growth and increase the level of high value jobs within the local economy through making land available for employment land purposes.
- Physical, social and economic regeneration throughout the town, including the Town Centre.
- High standards of design and sustainability
- Protecting and enhancing the environment

Impact of Main Modifications:

4.17 With the wider change in emphasis from "must" to "where appropriate" and "should", and therefore more flexibility in the application of the policy, environmental and social sustainability impacts are likely to be strong positive but now have the added degree of uncertainty due to proposals that may arise after the policy is adopted. Economic impacts uncertain but likely to be more positive given the policy is now less restrictive.

Policy CC5: Green Roofs

From previous Sustainability Appraisals:

Summary of appraisal:

Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation and resilience to climate change. This proposed policy incorporates a range of benefits which include:

- sequestering carbon dioxide from the atmosphere;
- delaying or reducing surface water run-off;
- naturally treating surface water run-off before it is discharged;
- increasing biodiversity by acting as a habitat;
- insulating buildings during colder months;
- cooling buildings through evapotranspiration during warmer months;
- reducing the heat island effect in built-up areas; and
- acting as a form of sound insultation.

Due to the evidence from The Climate Change Technical Paper (2024), the appraisal identified positive impacts for environmental, social and economic, particularly in the long term.

Relevant Local Plan 2019 Objectives:

- High standards of design and sustainability
- Protecting and enhancing the environment
- Water courses

Impact of Main Modifications:

4.18 With the wider change in emphasis from "must" to "where appropriate" and "should", and therefore more flexibility in the application of the policy, environmental and social sustainability impacts are likely to be strong positive but now have the added degree of uncertainty due to proposals that may arise after the policy is adopted. Economic impacts uncertain but likely to be more positive given the policy is now less restrictive.

Policy CC6: The Green Economy

From previous Sustainability Appraisals:

Summary of appraisal:

Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation and resilience to climate change. This proposed policy incorporates a range of benefits which include a circular economy and green local jobs. These were appraised with generally positive impacts for environmental, social and economic, particularly in the long term.

Relevant Local Plan 2019 Objectives:

- To support economic growth and increase the level of high value jobs within the local economy through making land available for employment land purposes.
- Physical, social and economic regeneration throughout the town, including the Town Centre.
- High standards of design and sustainability
- Protecting and enhancing the environment

Impact of Main Modifications:

4.19 With the wider change in emphasis from "must" to "where appropriate" and "should", and therefore more flexibility in the application of the policy, environmental and social sustainability impacts are likely to be strong positive but now have the added degree of uncertainty due to proposals that may arise after the policy is adopted. Economic impacts uncertain but likely to be more positive given the policy is now less restrictive.

Regarding social impacts including Health & Population and Access to Services, the policy as modified now refers to existing allotments, gardens, orchards and food markets. Economic impacts overall are unchanged and still positive.

Policy TC2: Southgate Park Major Opportunity Area

4.20 No further impacts from original Sustainability Appraisal supporting 2019 Local Plan, as Main Modifications propose only clarification of terminology.

Policy TC3: Centre West Major Opportunity Area

4.21 No further impacts from original Sustainability Appraisal supporting 2019 Local Plan, as Main Modifications propose only clarification of terminology.

Policy TC4: Station Gateway Major Opportunity Area

From previous Sustainability Appraisals:

Summary of appraisal:

Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards the economy and adaptation and resilience to climate change. Policy TC4 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.

This policy, in combination with the other Town Centre policies (TC2 – TC7), work together to assist with the regeneration of the town.

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.

Relevant Local Plan 2019 Objectives:

- Regeneration
- Physical, social and economic regeneration throughout the town, including the Town Centre.
- Employment growth and opportunity for business
- New Town High Street protection and enhancement
- High standards of design and sustainability

Impact of Main Modifications:

4.22 Masterplan, design and land use principles adds “high quality gateway and arrival experience to create a positive image of Stevenage for all visitors”; therefore more positive social and economic impacts as a result, including health and wellbeing and skills and investment.

Policy TC5: Central Core Major Opportunity Area

4.23 No further impacts from original Sustainability Appraisal supporting 2019 Local Plan, as Main Modifications propose only clarification of terminology including clarity on Sui Generis proposals.

Policy TC6: Northgate Major Opportunity Area

4.24 No further impacts from original Sustainability Appraisal supporting 2019 Local Plan, as Main Modifications propose only clarification of terminology including clarity on Sui Generis proposals.

Policy TC7: Marshgate Major Opportunity Area

4.25 No further impacts from original Sustainability Appraisal supporting 2019 Local Plan, as Main Modifications propose only clarification of terminology including clarity on Sui Generis proposals.

Policy TC8: Town Centre Shopping Area

4.26 No further impacts from original Sustainability Appraisal supporting 2019 Local Plan, as Main Modifications propose only clarification of terminology.

Policy TC9: High Street Shopping Area

From previous Sustainability Appraisals:

Summary of appraisal:

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

Relevant Local Plan 2019 Objectives:

- To protect the vitality and viability of defined retail centres through controlling inappropriate out of centre retail and leisure developments

Impact of Main Modifications:

4.27 No further impacts from original Sustainability Appraisal supporting 2019 Local Plan, as Main Modifications propose only clarification of terminology.

Policy IT1: Strategic Development Access Points

From previous Sustainability Appraisals:

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.

Impact of Main Modifications:

4.28 Further clarity on "all users" within the policy provides greater certainty and therefore a more positive social impact (particularly health and design) and to a small degree, more positive economic impact.

Policy IT4: Transport Assessments and Travel Plans

From previous Sustainability Appraisals:

Summary of appraisal:

Policy IT4 requires new development to be accompanied by appropriate transport assessments, active travel solutions 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.

Relevant Local Plan 2019 Objectives:

- Infrastructure provision (transport, education, sports, community etc)
- High standards of design and sustainability
- Green Space / infrastructure enhancement and protection
- Employment growth and opportunity for business

Impact of Main Modifications:

4.29 No further impacts as only clarity of wording in policy proposed.

Policy HO2: Stevenage West

Impact of Main Modifications:

4.30 Compared to the original Sustainability Appraisal impacts of the 2019 Local Plan, the Main Modifications would see increased social benefit from increasing affordable housing from 30% to 40%. However, there could be potential uncertainty for market housing delivery.

Policy HO3: North of Stevenage

Impact of Main Modifications:

4.31 Compared to the original Sustainability Appraisal impacts of the 2019 Local Plan, the Main Modifications would see increased social benefit from increasing affordable housing from 30% to 40%. However, there could be potential uncertainty for market housing delivery.

Policy HO10: Sheltered and Supported Housing

Impact of Main Modifications:

4.32 Compared to the original Sustainability Appraisal impacts of the 2019 Local Plan, for social impacts there could be slightly more uncertainty due to the flexible application of policy (particularly the Access to Services and Housing elements). Viability considerations may result in a slightly greater economic benefit but a degree of uncertainty aswell.

HO11: Accessible and Adaptable Housing

From previous Sustainability Appraisals:

Summary of appraisal:

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.

Relevant Local Plan 2019 Objectives:

- Physical, social and economic regeneration throughout the town, including the Town Centre.
- Deliver new homes with new neighbourhoods
- Local facilities to be regenerated in the neighbourhoods
- Provision of leisure and community facilities , including education provision
- Infrastructure provision (transport, education, sports, community etc)
- Employment growth and opportunity for business
- Old and New Town High Street protection and enhancement
- High standards of design and sustainability

Impact of Main Modifications:

4.33 No major further impacts. Appropriate provision of accessible and adaptable housing in the right locations arguably results in more positive social and economic impacts.

Policy HO14: Houses in Multiple Occupation

From previous Sustainability Appraisals:

Summary of appraisal:

Our appraisal identifies the unknown impacts of this policy, particularly in relation to social impacts. There are secondary benefits to this as it will allow people to live close to schools and work which might not have been able to without this policy.

Relevant Local Plan 2019 Objectives:

- Physical, social and economic regeneration throughout the town, including the Town Centre.
- Deliver new homes with new neighbourhoods
- Local facilities to be regenerated in the neighbourhoods
- Provision of leisure and community facilities , including education provision
- Infrastructure provision (transport, education, sports, community etc)
- Employment growth and opportunity for business
- Old and New Town High Street protection and enhancement
- High standards of design and sustainability

Impact of Main Modifications:

4.34 Further clarity on policy approach as per proposed Main Modifications provides greater certainty and more positive social and economic impacts.

Policy GD2: Design Certification

From previous Sustainability Appraisals:

Summary of appraisal:

Policy GD2 encourages a high standard of design in all new development. Development proposals which demonstrate that they have been designed to achieve a rating of excellent or higher against the relevant BREEAM standard will be strongly supported. 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.

Relevant Local Plan 2019 Objectives:

- High standards of design and sustainability

Impact of Main Modifications:

4.35 No further sustainability impacts, as Main Modifications only provide more clarity of policy wording.

Policy FP1: Sustainable Drainage

From previous Sustainability Appraisals:

Summary of appraisal:

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

Relevant Local Plan 2019 Objectives:

- High standards of design and sustainability
- Green Space / infrastructure enhancement and protection
- Protecting and enhancing the environment / heritage assets / water courses

Impact of Main Modifications:

4.36 No further sustainability impacts. Main Modifications provide more clarity of approach and if anything, impacts are slightly more positive.

Policy FP2: Flood Risk Management

From previous Sustainability Appraisals:

Summary of appraisal:

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.

Relevant Local Plan 2019 Objectives:

- High standards of design and sustainability
- Green Space / infrastructure enhancement and protection
- Protecting and enhancing the environment / heritage assets / water courses

Impact of Main Modifications:

4.37 No further sustainability impacts. Main Modifications provide more clarity of approach and if anything, impacts are slightly more positive.

Policy NH5: Trees and Woodland

4.38 No further sustainability impacts as policy has reverted back to policy wording from the adopted 2019 Local Plan.

5. Habitats Regulation Assessment / Appropriate Assessment Screening: Update

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

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

5.2 Similar to the approach for the matrix-based appraisals of new and amended policies of the Plan only, and to the Sustainability Appraisal & Strategic Environmental Assessment (including HRA screening) that supported Regulation 19 stage and Submission of the Local Plan Partial Update, we have provided an updated assessment related to those polices being amended as part of the Main Modifications, in Figure 3.

5.3 The same criteria as per the original Habitats Regulation Assessment / Appropriate Assessment Screening (link above) applies and is explained further within that document.

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

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

Figure 3. HRA Screening of amended policies as part of the Local Plan Partial Update Main Modifications.

Draft Local Plan Policy	Promotes the principle of development?	Residential (ancillary) development?	Screened IN / OUT	Reason (s)
Strategic Policies				
SP1: Climate Change	No	No	OUT	Protects the environment.
SP4: A Vital Town Centre	Yes	No	OUT	Whilst promoting development, relates to non-residential development – ruled out in accordance with Thames Water assumptions.
SP6: Sustainable Transport	No	No	OUT	Qualitative and detailed criteria / non-residential development – ruled out in accordance with Thames Water assumptions.
SP7: High Quality Homes	Yes	Yes	IN	Sets overall quantum of residential development, which remains unchanged overall (7,600 homes 2011–2031).
SP11: Flooding and Pollution	No	No	OUT	Protects the environment.
Detailed Policies				
CC1: Energy Efficiency	No	No	OUT	Protects the environment.
CC2: Heating and Cooling	No	No	OUT	Protects the environment.
CC3: Water Efficiency	No	No	OUT	Protects the environment [water efficiency].

CC4: Energy Infrastructure	No	No	OUT	Protects the environment.
CC5: Green Roofs and Walls	No	No	OUT	Protects the environment.
CC6: The Green Economy	No	No	OUT	Protects the environment.
TC2: Southgate Park Major Opportunity Area	Yes	Yes	OUT	Location of residential development / relates to non-residential development. Numbers are more important than location (numbers of dwellings covered by SP7).
TC3: Centre West Major Opportunity Area	Yes	Yes	OUT	Location of residential development / relates to non-residential development. Numbers are more important than location (numbers of dwellings covered by SP7).
TC4: Station Gateway Major Opportunity Area	Yes	Yes	OUT	Location of residential development / relates to non-residential development. Numbers are more important than location (numbers of dwellings covered by SP7).
TC5: Central Core Major Opportunity Area	Yes	Yes	OUT	Location of residential development / relates to non-residential development. Numbers are more important than location (numbers of dwellings covered by SP7).
TC6: Northgate Major Opportunity Area	Yes	Yes	OUT	Location of residential development / relates to non-residential development. Numbers are more important than

				location (numbers of dwellings covered by SP7).
TC7: Marshgate Major Opportunity Area	Yes	Yes	OUT	Location of residential development / relates to non-residential development. Numbers are more important than location (numbers of dwellings covered by SP7).
TC8: Town Centre Shopping Area	No	No	OUT	Qualitative and detailed criteria / non-residential development – ruled out in accordance with Thames Water assumptions.
TC9: High Street Shopping Area	No	No	OUT	Qualitative and detailed criteria / non-residential development – ruled out in accordance with Thames Water assumptions.
IT1: Strategic Development Access Points	No	No	OUT	Does not directly lead to additional residential development.
IT4: Transport Assessments and Travel Plans	No	No	OUT	Qualitative and detailed criteria.
HO2: Stevenage West	Yes	Yes	OUT	Location of residential development / relates to non-residential development. Numbers are more important than location (numbers of dwellings covered by SP7).
HO3: North of Stevenage	Yes	Yes	OUT	Location of residential development / relates to non-residential development. Numbers are more important than location (numbers of

				dwellings covered by SP7).
HO4: South East Stevenage	Yes	Yes	OUT	Location of residential development / relates to non-residential development. Numbers are more important than location (numbers of dwellings covered by SP7).
HO10: Sheltered and Supported Housing	Yes	Yes	OUT	Qualitative and detailed criteria. Dwelling numbers are covered by SP7.
HO11: Accessible and Adaptable Housing	No	No	OUT	Qualitative and detailed criteria.
HO14: Houses in Multiple Occupation	No	Yes	OUT	Qualitative and detailed criteria.
GD2: Design Certification	No	No	OUT	Qualitative and detailed criteria.
FP1: Sustainable Drainage	No	No	OUT	Protects the environment.
FP2: Flood Risk Management	No	No	OUT	Protects the environment.
NH5: Trees and Woodland	No	No	OUT	Protects the environment.

6. Conclusion

6.1 There are no further significant sustainability impacts arising from the proposed amendments as part of the Local Plan Partial Update Main Modifications.

Appendix A: The Sustainability Matrix and Matrix Tables

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

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

i Appendix 1. The Sustainability Matrix and Matrix Tables

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

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

Table 19 Sustainability objectives

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

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

Table 20 - Short, medium and long term assessment

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

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

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

Appendix B: Matrix-Based Appraisals for Relevant Policies as part of the Main Modifications

Key

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

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

Economic Sustainability Objectives – Skills, Investment

Strategic Policies

Policy SP1: Climate Change

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

	Long	++	
Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	+	Carbon content of soils and carbon sequestration benefits from the policy.
	Medium	+	
	Long	+	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	++	Impact of not having the policy in the short term is significant.
	Medium	++	
	Long	+	
Environmental Quality *SEA Themes: Air quality, climatic factors, human health, soils, water*			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	Short	++	
	Medium	++	
	Long	++	

Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	+	Provided historic buildings are compatible. The impact is limited, some retrofit benefits from the policy.
	Medium	+	
	Long	+	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Policy will result in buildings ageing well as part of the circular economy.
	Medium	+	
	Long	+	
Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	+	Some minor benefits from the policy in the short term.
	Medium	0	
	Long	0	

Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	?	Uncertain in terms of housing quality and affordability etc, but in time should have longer term benefits.
	Medium	+	
	Long	++	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	++	
	Medium	++	
	Long	++	
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.	Short	++	
	Medium	++	
	Long	++	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment,	Short	++	Considers the carbon stock and value on existing land.
	Medium	++	

employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Long	++	

Policy SP4: A Vital Town Centre

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	0	Negligible impacts.
	Medium	0	
	Long	0	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	+	Potentially opens up further opportunities to enhance health and wellbeing, in particular neighbourhood centres.
	Medium	+	
	Long	+	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	0	
	Medium	0	
	Long	0	

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	?	Depends on the volume of additional retail that emerges and where.
	Medium	?	
	Long	?	
Environmental Quality *SEA Themes: Air quality, climatic factors, human health, soils, water*			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	Short	0	Minimal impact compared to 2019 Local Plan policy.
	Medium	0	
	Long	0	

Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	0	
	Medium	0	
	Long	0	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	In line with Town Centre Regeneration and placemaking enhancement.
	Medium	+	
	Long	+	
Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	+	Possibly an additional minor benefit.
	Medium	+	
	Long	+	

Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	0	
	Medium	0	
	Long	0	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	
	Medium	0	
	Long	0	
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.	Short	+	Longer term increased benefits when retail areas fully realised and in line with Town Centre Regeneration principles.
	Medium	+	
	Long	++	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment,	Short Medium Long	+ + ++	As above.

infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.			

Policy SP6: Sustainable Transport

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

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	+	New high quality sustainable transport facilities will mean an increased potential to utilise well designed products. Less cars means less waste.
	Medium	+	
	Long	++	
Environmental Quality *SEA Themes: Air quality, climatic factors, human health, soils, water*			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential	Short	++	
	Medium	++	
	Long	++	

for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	?	Potential for the Stevenage Culture and Heritage trail to promote active travel and operate in tandem with.
	Medium	?	
	Long	?	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	++	Active Travel solutions will have a strong beneficial impact on local character.
	Medium	++	
	Long	++	
Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to	Short	++	Similar to above. High quality, reliable, affordable, range of sustainable transport options can be developed. Age / disability to be fully considered.
	Medium	++	

age, gender, disability, race and faith.	Long	++	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	++	Better active travel results in better connection to neighbourhoods within and between, meaning communities are not cut off and overall a higher quality of life.
	Medium	++	
	Long	++	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	++	
	Medium	++	
	Long	++	
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.	Short	++	Generally better access to facilities, education, work etc.
	Medium	++	
	Long	++	

Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	++ ++ ++	As above.

Policy SP7: High Quality Housing

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

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

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

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

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.	Short	+	No significant effect to the settled community. However, the provision of additional pitches will provide an opportunity for residents' children to attend local schools.
	Medium	+	
	Long	+	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short	0	Provision of significant additional housing will stimulate investment in jobs and services to cater for new residents as well as providing people with the opportunity to live and work in the town.
	Medium	+	
	Long	+	

Policy SP11: Flooding, Drainage and Pollution

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

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	++	
	Medium	++	
	Long	++	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	+	
	Medium	+	
	Long	+	
Environmental Quality *SEA Themes: Air quality, climatic factors, human health, soils, water*			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential	Short	++	
	Medium	++	
	Long	++	

for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	0	
	Medium	0	
	Long	0	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	++	Multifunctional benefits of SuDS.
	Medium	++	
	Long	+	
Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to	Short	+	Well designed and planned for locations means less risk of impact on access.
	Medium	+	

age, gender, disability, race and faith.	Long	+	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	+	As above.
	Medium	+	
	Long	+	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	
	Medium	0	
	Long	0	
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.	Short	0	
	Medium	0	
	Long	0	

Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ + +	Indirectly. Impact of not having flood defences can mean a potential impact on investment.

Detailed Policies

CC1: Energy Efficiency

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

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

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

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

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.	Short	++ / ?	As below.
	Medium	++ / ?	
	Long	++ / ?	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ / ? + / ? + / ?	Some economic impacts. Skills to change as Climate Change / sustainability measures evolve. Could have an economic impact. Additional costs to develop… could be a negative impact.

CC2: Heating and Cooling

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

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	+ / ?	Minor impact – could be issue of disposal of less sustainable older stock and the sheer volume of stock, potentially.
	Medium	+ / ?	
	Long	?	
Environmental Quality *SEA Themes: Air quality, climatic factors, human health, soils, water*			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential	Short	++ / ?	
	Medium	++ / ?	
	Long	++ / ?	

for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	?	Potential impact of older stock etc in older buildings.
	Medium	?	
	Long	?	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+ / ?	Aging well, managing heat within buildings, positive if newer / more updated stock.
	Medium	+ / ?	
	Long	+ / ?	
Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to	Short	0	
	Medium	0	

age, gender, disability, race and faith.	Long	0	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	+ / ?	Managing heat in buildings.
	Medium	+ / ?	
	Long	+ / ?	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	
	Medium	0	
	Long	0	
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.	Short	+	Potentially allows more access to skills and knowledge regarding active cooling / air conditioning systems in developments.
	Medium	+	
	Long	+	

Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ + +	Flexible application of policy should aid developers and investment.

CC3: Water Efficiency

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	?	Extraction from biospheres… potential other impact on areas of ecology / impact from aquifers perhaps (likely very minor).
	Medium	?	
	Long	?	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	0	
	Medium	0	
	Long	0	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	++ / ?	
	Medium	++ / ?	
	Long	++ / ?	

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	++ / ?	Rainwater / grey water recycling… Wider future climate considerations.
	Medium	++ / ?	
	Long	+ / ?	
Environmental Quality *SEA Themes: Air quality, climatic factors, human health, soils, water*			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential	Short	++ / ?	Less in system = less water stress on system.
	Medium	++ / ?	
	Long	+ / ?	

for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	0	
	Medium	0	
	Long	0	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	++ / ?	Rainwater harvesting needs to be designed appropriately in developments… using water within homes.
	Medium	++ / ?	
	Long	+ / ?	
Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to	Short	0	
	Medium	0	

age, gender, disability, race and faith.	Long	0	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	+ / ?	Potential small benefit for water bills.
	Medium	+ / ?	
	Long	?	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	
	Medium	0	
	Long	0	
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.	Short	0	
	Medium	0	
	Long	0	

Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ / ? + / ? + / ?	Flexible approach to policy inhibits investment less than a stronger, more restrictive policy approach.

CC4: Energy Infrastructure

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

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	
	Medium	0	
	Long	0	
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	Short	+ / ?	
	Medium	+ / ?	
	Long	+ / ?	

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

age, gender, disability, race and faith.	Long	0	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	0	Mainly off-site provision.
	Medium	0	
	Long	0	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	
	Medium	0	
	Long	0	
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.	Short	0	
	Medium	0	
	Long	0	

Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ / ? + +	Flexible approach to policy inhibits investment less than a stronger, more restrictive policy approach.

CC5: Green Roofs

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	++ / ?	
	Medium	++ / ?	
	Long	++ / ?	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	+ / ?	Limited air quality impact. Visual improvements perhaps.
	Medium	+ / ?	Sound insulation has potential health benefits.
	Long	?	Thermal and water cycle / evapotranspiration benefits.
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	++ / ?	SuDS and attenuation / treatment benefits.
	Medium	++ / ?	

	Long	++ / ?	
Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	
	Medium	0	
	Long	0	
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	Short	++ / ?	
	Medium	++ / ?	
	Long	++ / ?	

emissions and maximising the potential for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	0	Subtext mentions to be mindful of heritage assets.
	Medium	0	
	Long	0	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+ / ?	Intended to have longer lasting environmental benefits. Fabric First links to spaces and buildings that age well.
	Medium	+ / ?	
	Long	++ / ?	

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

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.	Short	0	
	Medium	0	
	Long	0	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ / ? + / ? + / ?	Flexible approach to policy inhibits investment less than a stronger, more restrictive policy approach.

CC6: The Green Economy

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	+ / ?	
	Medium	+ / ?	
	Long	?	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	++	Local seasonal fresh produce etc. Policy as amended now refers to existing allotments, gardens, orchards and food markets.
	Medium	++	
	Long	++	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	0	
	Medium	0	
	Long	0	

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	++ / ?	Circular economy benefits.
	Medium	++ / ?	
	Long	++ / ?	
Environmental Quality *SEA Themes: Air quality, climatic factors, human health, soils, water*			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	Short	+ / ?	Greenhouse gas emissions, produce new materials for example.
	Medium	+ / ?	
	Long	+ / ?	

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

Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	0	
	Medium	0	
	Long	0	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	+ / ?	Transport of goods over sustainable distances.
	Medium	+ / ?	
	Long	+ / ?	
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.	Short	++	
	Medium	++	
	Long	++	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment,	Short	++	Significant benefits for green jobs.
	Medium	++	
	Long	++	

infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.			

TC2: Southgate Park Major Opportunity Area

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	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.
	Medium	+	
	Long	+	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	Medium	+	

	Long	+	
Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	-	Regeneration of brownfield sites may unearth some contamination in the short term, but this will be remediated as development progresses.
	Medium	+ / -	
	Long	+	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	No significant effect.
	Medium	0	
	Long	0	
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	Short	0	No significant effect.
	Medium	0	
	Long	0	

emissions and maximising the potential for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	++	Policy promotes the regeneration of the Town Centre and preservation of the Conservation Area status.
	Medium	++	
	Long	++	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Policy should deliver significant, permanent improvements to the built environment.
	Medium	++	
	Long	++	

Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	0	Regeneration of the Town Centre should provide new and improved facilities.
	Medium	+	
	Long	++	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
	Medium	++	
	Long	++	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	The regeneration of the Town Centre will reduce the need to travel by providing homes, jobs and services in close proximity.
	Medium	+	
	Long	++	

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.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	++ ++ ++	The schemes identified in this policy will require significant levels of investment to be realised.

TC3: Centre West Major Opportunity Area

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	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.
	Medium	+	
	Long	+	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	Medium	+	

	Long	+	
Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	-	Regeneration of brownfield sites may unearth some contamination in the short term, but this will be remediated as development progresses.
	Medium	+ / -	
	Long	+	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	No significant effect.
	Medium	0	
	Long	0	
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	Short	0	No significant effect.
	Medium	0	
	Long	0	

emissions and maximising the potential for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	++	Policy promotes the regeneration of the Town Centre and preservation of the Conservation Area status.
	Medium	++	
	Long	++	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Policy should deliver significant, permanent improvements to the built environment.
	Medium	++	
	Long	++	

Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	0	Regeneration of the Town Centre should provide new and improved facilities.
	Medium	+	
	Long	++	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
	Medium	++	
	Long	++	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	The regeneration of the Town Centre will reduce the need to travel by providing homes, jobs and services in close proximity.
	Medium	+	
	Long	++	

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.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	++ ++ ++	The schemes identified in this policy will require significant levels of investment to be realised.

TC4: Station Gateway Major Opportunity Area

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

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	+	
	Medium	+	
	Long	?	
Environmental Quality *SEA Themes: Air quality, climatic factors, human health, soils, water*			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential	Short	++	Low carbon urban exemplar.
	Medium	++	
	Long	++	

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

age, gender, disability, race and faith.	Long	++	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	?	Unclear as to what materialises on this site.
	Medium	?	
	Long	?	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	++	Ultimate aim of the Area Action Plan and TC4 is to improve connectivity and active travel through the area and wider to and from the Town Centre.
	Medium	++	
	Long	++	
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.	Short	++	
	Medium	++	
	Long	++	

Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	++ ++ ++	

TC5: Central Core Major Opportunity Area

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	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.
	Medium	+	
	Long	+	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	Medium	+	

	Long	+	
Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	-	Regeneration of brownfield sites may unearth some contamination in the short term, but this will be remediated as development progresses.
	Medium	+ / -	
	Long	+	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	No significant effect.
	Medium	0	
	Long	0	
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	Short	0	No significant effect.
	Medium	0	
	Long	0	

emissions and maximising the potential for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	++	Policy promotes the regeneration of the Town Centre and preservation of the Conservation Area status.
	Medium	++	
	Long	++	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Policy should deliver significant, permanent improvements to the built environment.
	Medium	++	
	Long	++	

Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	0	Regeneration of the Town Centre should provide new and improved facilities.
	Medium	+	
	Long	++	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
	Medium	++	
	Long	++	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	The regeneration of the Town Centre will reduce the need to travel by providing homes, jobs and services in close proximity.
	Medium	+	
	Long	++	

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.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	++ ++ ++	The schemes identified in this policy will require significant levels of investment to be realised.

TC6: Northgate Major Opportunity Area

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	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.
	Medium	+	
	Long	+	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	Medium	+	

	Long	+	
Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	-	Regeneration of brownfield sites may unearth some contamination in the short term, but this will be remediated as development progresses.
	Medium	+ / -	
	Long	+	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	No significant effect.
	Medium	0	
	Long	0	
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	Short	0	No significant effect.
	Medium	0	
	Long	0	

emissions and maximising the potential for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	++	Policy promotes the regeneration of the Town Centre and preservation of the Conservation Area status.
	Medium	++	
	Long	++	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Policy should deliver significant, permanent improvements to the built environment.
	Medium	++	
	Long	++	

Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	0	Regeneration of the Town Centre should provide new and improved facilities.
	Medium	+	
	Long	++	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
	Medium	++	
	Long	++	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	The regeneration of the Town Centre will reduce the need to travel by providing homes, jobs and services in close proximity.
	Medium	+	
	Long	++	

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.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	++ ++ ++	The schemes identified in this policy will require significant levels of investment to be realised.

TC7: Marshgate Major Opportunity Area

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	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. Opportunity for development adjacent to Principal Open Space NH1/2 to provide additional habitat.
	Medium	+	
	Long	+	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	Medium	+	

	Long	+	
Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	-	Regeneration of brownfield sites may unearth some contamination in the short term, but this will be remediated as development progresses.
	Medium	+ / -	
	Long	+	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	No significant effect.
	Medium	0	
	Long	0	
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	Short	0	No significant effect.
	Medium	0	
	Long	0	

emissions and maximising the potential for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	++	Policy promotes the regeneration of the Town Centre and preservation of the Conservation Area status.
	Medium	++	
	Long	++	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Policy should deliver significant, permanent improvements to the built environment.
	Medium	++	
	Long	++	

Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	0	Regeneration of the Town Centre should provide new and improved facilities.
	Medium	+	
	Long	++	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
	Medium	++	
	Long	++	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	The regeneration of the Town Centre will reduce the need to travel by providing homes, jobs and services in close proximity.
	Medium	+	
	Long	++	

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.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	++ ++ ++	The schemes identified in this policy will require significant levels of investment to be realised.

TC8: Town Centre Shopping Area

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	0	No significant effect.
	Medium	0	

	Long	0	
Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	No significant effect.
	Medium	0	
	Long	0	

Environmental Quality *SEA Themes: Air quality, climatic factors, human health, soils, water*			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	+	Policy promotes the Conservation Area designation of parts of the Town Centre.
	Medium	+	
	Long	+	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of	Short	+	Policy promotes the Conservation Area designation of parts of the Town Centre and recognises the interaction between shop frontages and the need to enhance the character of the surroundings.
	Medium	+	
	Long	+	

the local character and landscape.			
Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	No significant effect.
	Medium	0	
	Long	0	

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

TC9: High Street Shopping Area

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

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	Negligible impact.
	Medium	0	
	Long	0	
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	Short	+	Potential additional benefit on air quality with less takeaways producing less cooking waste / gases / emissions etc.
	Medium	+	
	Long	+	

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

age, gender, disability, race and faith.	Long	0	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	0	
	Medium	0	
	Long	0	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	
	Medium	0	
	Long	0	
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.	Short	0	
	Medium	0	
	Long	0	

Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	? ? ?	Positive in that it may redirect alternative forms of investment to Old Town, ultimately benefiting the High Street in the longer term. Stopping oversupply of one use and preventing saturation of the market. Negative in that further restriction on takeaways may have a negative impact on building occupancy in the High Street and it may be difficult to attract alternative investment in the area. Footfall may reduce too, meaning less spending in the Town Centre.

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 restore the full range of habitats and species to viable levels.	Short	0	
	Medium	0	
	Long	0	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	++	Bus priority encourages sustainable travel and meeting needs of existing residents. Further clarity on "all users" within the policy provides greater certainty.
	Medium	++	
	Long	++	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	0	
	Medium	0	
	Long	0	

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	
	Medium	0	
	Long	0	
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	Short	+	Encourage sustainable forms of travel which in turn help to minimise non sustainable forms of travel and their associated negative environmental impacts.
	Medium	+	
	Long	+	

for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	0	
	Medium	0	
	Long	0	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	++	Bus priority a part of positive sustainable travel options, which help to enhance the overall environment and user experience. Greater certainty regarding "all users" allows more constructive and positive design for different users of the network.
	Medium	++	
	Long	++	

Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	++	New bus junctions improve access to other services across the town. Greater certainty regarding "all users" allows more constructive and positive access for different users of the network.
	Medium	++	
	Long	++	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	0	
	Medium	0	
	Long	0	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	++	Bus priority encourages sustainable travel and meeting needs of existing residents.
	Medium	++	
	Long	++	

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.	Short	0	
	Medium	0	
	Long	0	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ / ? + / ? + / ?	May have a small impact on infrastructure requirements and access to employment areas in particular.

IT4: Transport Assessments and Travel Plans

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	+	Indirect positive effects as management of journeys by car and resultant pollutants will help prevent adverse impacts on biodiversity and habitats.
	Medium	+	
	Long	+	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	++	Travel plans pro-actively support walking and cycling, encouraging people to live healthy lifestyles.
	Medium	++	
	Long	++	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	0	No significant effect.
	Medium	0	
	Long	0	

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	No significant effect.
	Medium	0	
	Long	0	
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	Short	0	No significant effect.
	Medium	0	
	Long	0	

maximising the potential for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Encouraging more people to cycle and walk will help to create a more vibrant and active feel in a given area.
	Medium	+	
	Long	+	

Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	++	This policy pro-actively encourages plans that will facilitate the use of alternate modes of transport.
	Medium	++	
	Long	++	

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.	Short	0	
	Medium	0	
	Long	0	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ + +	Any new routes or initiatives arising from the assessments or travel plans will result in investment in the Borough.

HO2: Stevenage West

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	-	Policy involves the permanent and long term loss of Green Belt. Opportunity for development adjacent to Wildlife Sites and Green Corridors to provide additional habitat.
	Medium	-	
	Long	-	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	++	Policy allocates additional housing to ensure that the local population can grow. This provision will have a permanent, long term and significant impact on housing supply. Providing an appropriate range of housing will improve quality of life.
	Medium	++	
	Long	++	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	+ / -	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 and water conservation.
	Medium	+ / -	

	Long	+ / -	
Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	+	Development at Stevenage West allows the opportunity to remediate any agricultural land contamination that is uncovered through development here.
	Medium	+	
	Long	+	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	-	Development will result in an absolute increase in waste.
	Medium	-	
	Long	-	

Environmental Quality *SEA Themes: Air quality, climatic factors, human health, soils, water*			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	Short	+ / -	Additional housing will increase energy demand and vehicle movements, although these can be mitigated via other Local Policies. Development can, however, be designed so that it will be energy efficient and the size of the site allows for investigations into renewable energy production.
	Medium	+ / -	
	Long	+ / -	
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	+	Policy is proactive in protecting and enhancing historic/archaeological interest of the site.
	Medium	+	
	Long	+	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of	Short	+	Masterplanning of Stevenage West allows design to fit with the surrounding area, compliment it and enhance the distinctiveness of the local character and landscape.
	Medium	+	
	Long	+	

the local character and landscape.			
Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	++	Policy makes provision for access to new services for all as part of the development.
	Medium	++	
	Long	++	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	++	Stevenage West makes a large, valuable contribution to overall housing supply. Increased affordable housing from 30% to 40%.
	Medium	++	
	Long	++	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	+	Policy encourages the use of sustainable modes of transport to be considered as part of the design process.
	Medium	+	
	Long	+	

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.	Short	+	Policy requires the provision of a primary school as part of the development.
	Medium	+	
	Long	+	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ / ? + / ? + / ?	Provision of significant additional housing will stimulate investment in jobs and services to cater for new residents as well as providing people with the opportunity to live and work in the town. Increased affordable housing could inhibit development and investment in market housing.

HO3: North of Stevenage

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	-	Policy involves the permanent and long term loss of Green Belt.
	Medium	-	
	Long	-	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	++	Policy allocates additional housing to ensure that the local population can grow. This provision will have a permanent, long term and significant impact on housing supply. Providing an appropriate range of housing will improve quality of life.
	Medium	++	
	Long	++	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	+ / -	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 and water conservation.
	Medium	+ / -	
	Long	+ / -	

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	+	Development at North Stevenage allows the opportunity to remediate any agricultural land contamination that is uncovered through development here
	Medium	+	
	Long	+	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	-	Development will result in an absolute increase in waste.
	Medium	-	
	Long	-	
Environmental Quality *SEA Themes: Air quality, climatic factors, human health, soils, water*			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	Short	+ / -	Additional housing will increase energy demand and vehicle movements, although these can be mitigated via other Local Policies. Development can, however, be designed so that it will be energy efficient and the size of the site allows for investigations into renewable energy production.
	Medium	+ / -	
	Long	+ / -	

Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	+ / -	Policy recognises and is proactive in protecting and enhancing historic/archaeological interest of the site. The site boundary encroaches into a small part of the Conservation Area designation but the policy is clear about the mitigation that should be put in place to reduce the impact of the encroachment.
	Medium	+ / -	
	Long	+ / -	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Masterplanning of North Stevenage allows design to fit with the surrounding area, compliment it and enhance the distinctiveness of the local character and landscape.
	Medium	+	
	Long	+	
Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to	Short	++	Policy makes provision for access to new services for all as part of the development.
	Medium	++	

age, gender, disability, race and faith.	Long	++	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	++	North Stevenage makes a valuable contribution to overall housing supply. Increased affordable housing from 30% to 40%.
	Medium	++	
	Long	++	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	+	Policy encourages the use of sustainable modes of transport to be considered as part of the design process.
	Medium	+	
	Long	+	
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.	Short	+	Policy requires the provision of a primary school as part of the development.
	Medium	+	
	Long	+	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase	Short	+ / ?	Provision of significant additional housing will stimulate investment in jobs and services to cater for new residents as well as providing people with the opportunity to

investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Medium Long	+ / ? + / ?	live and work in the town. Increased affordable housing could inhibit development and investment in market housing.

HO10: Sheltered and Supported Housing

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	0	No significant effect.
	Medium	0	
	Long	0	

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	No significant effect.
	Medium	0	
	Long	0	
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	Short	0	No significant effect.
	Medium	0	
	Long	0	

maximising the potential for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Policy requires new provision to be appropriate to the size and scale of surrounding development.
	Medium	+	
	Long	+	

Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	Short	+ / ?	Policy requires new supported housing to be accessibly located. Requiring a contribution from the largest sites ensures that people have access to housing regardless of age or disability. Flexible policy will mean a greater degree of uncertainty.
	Medium	+ / ?	
	Long	+ / ?	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	++ / ?	Flexible policy will mean a greater degree of uncertainty.
	Medium	++ / ?	
	Long	++ / ?	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	+	Policy requires supported housing provision to be served by public transport and have good access to services and facilities.
	Medium	+	
	Long	+	

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.	Short	+ / ?	Viability considerations may result in slightly greater economic benefit but a degree of uncertainty.
	Medium	+ / ?	
	Long	+ / ?	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ / ? + / ? + / ?	Viability considerations may result in slightly greater economic benefit but a degree of uncertainty.

HO11: Accessible and Adaptable Housing

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

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	
	Medium	0	
	Long	0	
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	Short	0	
	Medium	0	
	Long	0	

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

age, gender, disability, race and faith.	Long	++	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	++	
	Medium	++	
	Long	++	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	
	Medium	0	
	Long	0	
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.	Short	0	
	Medium	0	
	Long	0	

Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ + +	There is a development cost per unit involved which is viable.

HO14: Houses in Multiple Occupation

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

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	Negligible impact.
	Medium	0	
	Long	0	
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	Short	0	
	Medium	0	
	Long	0	

for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	0	
	Medium	0	
	Long	0	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	HMOs come with their associated problems but appropriate design can help to mitigate issues. Longer term, hopefully more affordable housing to dilute HMO market – but is at this stage unknown.
	Medium	+	
	Long	?	
Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to	Short	0	Negligible impact.
	Medium	0	

age, gender, disability, race and faith.	Long	0	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	++	
	Medium	++	
	Long	++	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	
	Medium	0	
	Long	0	
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.	Short	0	
	Medium	0	
	Long	0	

Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ + +	

GD2: Design Certification

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	+	
	Medium	+	
	Long	+	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	+	Secured by Design standards will have a stronger positive impact.
	Medium	+	
	Long	+	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	+	
	Medium	+	
	Long	+	

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	+	
	Medium	+	
	Long	+	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	+	
	Medium	+	
	Long	+	
Environmental Quality *SEA Themes: Air quality, climatic factors, human health, soils, water*			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential	Short	+	
	Medium	+	
	Long	+	

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

age, gender, disability, race and faith.	Long	+	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	+	Housing Quality Mark.
	Medium	+	
	Long	+	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	+	
	Medium	+	
	Long	+	
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.	Short	0	
	Medium	0	
	Long	0	

Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	0 0 0	Cost but is not mandatory.

FP1: Sustainable Drainage

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

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	++	Impact of not doing would be negative.
	Medium	++	
	Long	++	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	
	Medium	0	
	Long	0	
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	Short	0	
	Medium	0	
	Long	0	

for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	0	
	Medium	0	
	Long	0	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	++	Surface level SuDS systems, easy to maintain.
	Medium	++	
	Long	++	
Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to	Short	0	
	Medium	0	

age, gender, disability, race and faith.	Long	0	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	0	
	Medium	0	
	Long	0	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	
	Medium	0	
	Long	0	
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.	Short	0	
	Medium	0	
	Long	0	

Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ + +	Cost to effectively implementing but longer-term benefits.

FP2: Flood Risk Management

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Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	+	
	Medium	+	
	Long	+	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	+	Indirect benefits. Consequences of not doing would be negative.
	Medium	+	
	Long	+	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	++	
	Medium	++	

	Long	++	
Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	++	
	Medium	++	
	Long	++	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	
	Medium	0	
	Long	0	
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	Short	0	
	Medium	0	
	Long	0	

maximising the potential for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	+	Risk if no policy.
	Medium	+	
	Long	+	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Age well in light of Climate Change. Policy influence where we direct development, but also site layouts.
	Medium	+	
	Long	+	

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

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.	Short	0	
	Medium	0	
	Long	0	
Investment *SEA Themes: Population, human health*			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	Short Medium Long	+ + +	Non-residential element would be positive.

NH5: Trees and Woodland

Sustainability Objectives	Effect		Comments
Biodiversity *SEA Themes: Biodiversity, flora and fauna*			
1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels.	Short	++ / -	Policy contains a general presumption in favour of retaining trees and woodland. However, any loss would be permanent and irreversible.
	Medium	++ / -	
	Long	++ / -	
Health and Population *SEA Themes: Population, human health*			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	Short	+	Secondary benefits as creation of attractive environments can encourage healthy activities such as walking.
	Medium	+	
	Long	+	
Water *SEA Themes: Water, soils, biodiversity, flora and fauna*			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	Short	+	Retention of existing, and creation of new, areas of trees and woodland provide permeable surfaces helping to control flood risk.
	Medium	+	
	Long	+	

Soil *SEA Themes: Soils*			
4. To reduce land contamination and safeguard soil quality.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Waste and Recycling *SEA Themes: Material assets*			
5. To minimise waste and increase recycling.	Short	0	No significant effect.
	Medium	0	
	Long	0	
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	Short	0	Potential long term, secondary benefits resulting from the retention of existing, or planting of new, pollutant-fixing species.
	Medium	0	
	Long	+	

for renewable energy production.			
Heritage *SEA Themes: Cultural heritage*			
7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Good Design *SEA Themes: Cultural heritage, population, human health*			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	Short	+	Trees and woodland contribute to the local setting.
	Medium	+	
	Long	+	
Access to Services *SEA Themes: Material assets, population, human health*			
9. To improve access to all services, taking into consideration inequalities relating to	Short	0	No significant effect.
	Medium	0	

age, gender, disability, race and faith.	Long	0	
Housing *SEA Themes: Population, human health*			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	Short	0	No significant effect.
	Medium	0	
	Long	0	
Travel *SEA Themes: Air quality, climatic factors, population, material assets*			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	Short	0	No significant effect.
	Medium	0	
	Long	0	
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.	Short	0	No significant effect.
	Medium	0	
	Long	0	

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

Stevenage
BOROUGH COUNCIL