



# The Stevenage Borough Local Plan Sustainability Appraisal



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# 1 . Non Technical Summary

The Stevenage Borough Local Plan Sustainability Appraisal

## 1 Non Technical Summary

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

### Introduction

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

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

### The Local Plan

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

### The Sustainability Appraisal

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

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

**Table 1 The SA Process so far**

<b>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</b>
The first Scoping Report was published for consultation with statutory stakeholders in February and March 2012 and provided a summary of the current environmental, social and economic conditions in Stevenage. This baseline information in the Scoping Report assisted in the development of the SA Framework. Responses from the consultation were taken into account and indicators were updated to develop the final version Scoping Report in support of the draft Local Plan, published in June 2013.
<b>Stage B: Developing and refining alternatives and assessing effects; and</b>
<b>Stage C: Prepare the Sustainability Appraisal Report</b>
This SA Report predicts and evaluates the significant effects of the various options presented as part of the first draft Local Plan. It does this by assessing the options against the Sustainability Objectives. Where appropriate, recommendations have been made to mitigate adverse effects and maximise beneficial effects. The SA Report also includes measures to monitor significant and uncertain effects of implementing the draft Local Plan.
<b>Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public</b>
The SA Report, along with the draft Local Plan are both available for public consultation for 6 weeks from 6 January 2016. The feedback received from this consultation will be considered for the next stage of the Local Plan process.
<b>Stage E: Post adoption reporting and monitoring</b>
The SA makes recommendations for how significant and uncertain effects of the draft Local Plan should be monitored.

## The Baseline

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

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

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

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

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

Theme	Baseline information
Biodiversity, flora and fauna	<ul style="list-style-type: none"> <li>39 Wildlife Sites all in stable condition</li> <li>9 priority species in Borough</li> </ul>
Population and human health	<ul style="list-style-type: none"> <li>3rd largest town in Hertfordshire</li> <li>Young population</li> <li>High number of adults smoking and smoking related deaths</li> <li>Falling crimes rates (30% drop since 2007)</li> </ul>
Water and soils	<ul style="list-style-type: none"> <li>Upper Lee is over-abstracted</li> <li>Local biological river water quality consistently 'fair'</li> <li>Pockets of localised flood risk but generally low overall risk across the Borough</li> <li>Water consumption is higher than national average</li> <li>Urban nature of Borough increases risk of land contamination</li> </ul>
Air	<ul style="list-style-type: none"> <li>Air quality is generally good</li> <li>No major polluting source</li> </ul>
Climatic factors	<ul style="list-style-type: none"> <li>Lower greenhouse gas emissions than national, regional or county averages</li> <li>54% of CO<sup>2</sup> emissions from industry and commercial sources</li> <li>Domestic energy consumption falling in line with national averages</li> <li>Commercial and industrial energy consumption significantly higher than national averages</li> </ul>
Material assets	<ul style="list-style-type: none"> <li>Waste recycling lower than national, regional and county averages</li> <li>Development on previously developed land consistently high</li> </ul>
Cultural heritage	<ul style="list-style-type: none"> <li>126 listed buildings (1 at risk)</li> <li>3 Scheduled Ancient Monuments (1 at risk)</li> <li>7 conservation areas (1 at risk)</li> <li>17 Archaeological Alert Areas</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>260ha of Green Belt within Borough, less than 0.5% of Hertfordshire total</li> <li>1 regionally important geological site (RIGS)</li> <li>Limited number of properties fall within noise contours for Luton Airport</li> </ul>
Social inclusiveness	<ul style="list-style-type: none"> <li>High income/house price ratio</li> <li>Acute levels of local housing need</li> <li>Most deprived district in Hertfordshire</li> <li>An accessible town with good sustainable transport network</li> </ul>
Economic development	<ul style="list-style-type: none"> <li>Low but improving levels of educational attainment</li> <li>Unemployment higher than Hertfordshire and regional average but lower than national average</li> <li>Those who live in the Borough tend to be paid lower average salary than those who work here</li> <li>Median weekly wage for Stevenage resident £531.20</li> <li>New business start ups slightly below the county equivalent</li> <li>Retail vacancy rates lower than national average</li> </ul>



## Without a Local Plan

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

## Key sustainability issues

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

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

Characteristics	Key sustainability issues
<b>A Strong Competitive Economy</b> <ul style="list-style-type: none"> <li>Improving educational attainment.</li> <li>Increasing jobs particularly local jobs for local people.</li> <li>Tackling barriers to employment.</li> <li>New business development.</li> <li>Business retention.</li> </ul>	<p>There is a need to increase the number and variety of businesses in the Borough and help local residents access those jobs. For the workless population, the barriers to employment and enterprise can include low skill levels and low levels of educational attainment, reluctance to take 'low quality' jobs in some cases, difficulty finding suitable work within easy travelling distance and difficulty finding affordable childcare. The number of school places in the Borough is currently insufficient to meet future demand, both at secondary and primary level.</p>
<b>A Viable Town Centre</b> <ul style="list-style-type: none"> <li>A viable, safe and well managed town centre.</li> </ul>	<p>New shops need to be located in a way that supports rather than undermines the existing town centre, and in areas of high public transport accessibility. Maintaining active street frontages and an appropriate mix of ground floor uses are also key issues along with the need to maintain and improve the environment, public realm and community safety.</p>
<b>Transport and Infrastructure</b> <ul style="list-style-type: none"> <li>Good local access to services and facilities.</li> <li>Tackling congestion.</li> <li>Increase passenger transport accessibility, cycling and walking.</li> </ul>	<p>Passenger transport is generally good across the Borough. Pedestrian and walking facilities are excellent with a diverse network of route across and around the town.</p> <p>Vehicular transport is nearing capacity on some routes and is over capacity on the A1(M) during peak hours. Increasing capacity of this major route will need to be a key component of the Local Plan if the plan is expected to deliver significant levels of growth.</p> <p>Stevenage's future housing growth, economic development and environmental sustainability cannot be achieved without a wide array of essential infrastructure provided by a combination of council run services, partner statutory agencies and private sector companies. Some areas of infrastructure provision are particularly critical because they are already subject to considerable pressure for resources and / or additional land and facilities are required in order to support projected population and economic growth. These include public transport, school places, health and social care services, open space, facilities for policing the Borough and waste facilities.</p>
<b>High Quality Homes</b> <ul style="list-style-type: none"> <li>Access to good housing.</li> </ul>	<p>Affordability is a major challenge in Stevenage where the entry level price for housing is very high in relation to average household income. There is</p>

Characteristics	Key sustainability issues
<ul style="list-style-type: none"> <li>Affordable housing.</li> <li>Sustainable housing.</li> <li>Housing mix and types.</li> </ul>	<p>a specific shortage of affordable family sized accommodation and smaller units.</p>
<b>Good Design and the Historic Environment</b> <ul style="list-style-type: none"> <li>Heritage assets.</li> <li>Sustainable places.</li> </ul>	<p>The Borough's 7 conservation areas, numerous listed buildings, 3 Scheduled Ancient Monuments and archaeological alert areas are highly valued and should continue to be protected and/or enhanced.</p> <p>The development of sustainable places is a cornerstone of the planning system. The development of places that work well, places where people want to live, work and spend time, will be essential components of the Local Plan.</p>
<b>Healthy Communities</b> <ul style="list-style-type: none"> <li>Addressing health inequalities and the health needs of existing and new residents.</li> <li>Develop healthy communities and help improve and protect the health and well being of residents.</li> </ul>	<p>Health facilities need to be able to deliver services to an increasing population and should help address health inequalities that currently exist across the county. Access to leisure and recreation facilities needs to be improved for all residents in the Borough if significant growth is promoted.</p> <p>The continued reduction of crime and perceptions of crime in the built environment will also be important.</p>
<b>The Green Belt</b> <ul style="list-style-type: none"> <li>A review of the Green Belt designation.</li> <li>A consideration of the long term future of the Green Belt.</li> </ul>	<p>There is significant pressure on the Green Belt for development. The urban area is tightly constrained and it will be necessary to undertake a review of the Green Belt to determine whether land may need to be released for development during the period of this plan and beyond.</p>
<b>Climate Change and Flooding</b> <ul style="list-style-type: none"> <li>Reducing CO2 emissions.</li> <li>Climate change adaptation, including flood risk management.</li> <li>Efficient use and management of resources.</li> <li>Efficient use and management of water: addressing increasing demand.</li> <li>Efficient use and management of energy.</li> <li>Efficient management of waste: increasing recycling rates and self sufficiency in waste disposal.</li> <li>Pressure on biodiversity and open spaces.</li> </ul>	<p>Flood risk is a key issue in some parts of the Borough, and the frequency and severity of flood events has the potential to increase as a result of climate change. Small parts of the Borough are located within the highest flood risk zone, generally along the main river designations.</p> <p>Further risks may arise across the Borough from sewer and surface water flooding.</p> <p>Development will need to minimise energy consumption, contribute toward renewable energy production and help improve the environment through sustainable design and construction.</p>
<b>The Natural Environment</b> <ul style="list-style-type: none"> <li>Better use of open space.</li> <li>Promoting biodiversity.</li> <li>Protecting key features of the natural environment.</li> </ul>	<p>Coverage of community facilities is unevenly spread across the Borough, with some neighbourhoods experiencing shortages of usable space, while others apparently have under-used facilities.</p> <p>Some areas, particularly in the north of the Borough, have limited access to natural and semi-natural open space. The current ratio of 1.78ha of unrestricted open space per 1000 population could decrease as a result of any population increase and housing growth, given limited opportunities to create major new areas of open space in the Borough.</p>

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

## The Sustainability Appraisal Framework

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

**Table 4 SA Framework**

Objective		SEA Theme
1	To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	<ul style="list-style-type: none"> <li>• Biodiversity, flora and fauna</li> <li>• Water and soils</li> <li>• Landscape</li> <li>• Air</li> </ul>
2	To protect and enhance human health & wellbeing, meeting the needs of existing residents and encourage local population growth.	<ul style="list-style-type: none"> <li>• Population and human health</li> <li>• Social inclusiveness</li> <li>• Economic development</li> </ul>
3	To protect and enhance water quality, encourage water conservation and reduce flood risk.	<ul style="list-style-type: none"> <li>• Water and soils</li> <li>• Biodiversity, flora and fauna</li> </ul>
4	To reduce land contamination and safeguard soil quality.	<ul style="list-style-type: none"> <li>• Water and soils</li> <li>• Material assets</li> </ul>
5	To minimise waste and increase recycling.	<ul style="list-style-type: none"> <li>• Material assets</li> <li>• Water and soils</li> <li>• Climatic factors</li> </ul>
6	To maximise the quality of environmental conditions by limiting noise and air pollution, reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	<ul style="list-style-type: none"> <li>• Climatic factors</li> <li>• Air</li> <li>• Water and soils</li> <li>• Material assets</li> </ul>
7	To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	<ul style="list-style-type: none"> <li>• Cultural heritage</li> <li>• Landscape</li> <li>• Social inclusiveness</li> </ul>
8	To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	<ul style="list-style-type: none"> <li>• Cultural heritage</li> <li>• Landscape</li> <li>• Social inclusiveness</li> <li>• Population and human health</li> </ul>
9	To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	<ul style="list-style-type: none"> <li>• Social inclusiveness</li> <li>• Population and human health</li> </ul>
10	To address the causes of deprivation and ensure that everyone has access to decent, appropriate and affordable housing.	<ul style="list-style-type: none"> <li>• Social inclusiveness</li> <li>• Population and human health</li> <li>• Economic development</li> </ul>

Objective		SEA Theme
11	To reduce the need to travel and increase the use of sustainable methods of transportation.	<ul style="list-style-type: none"> <li>• Air</li> <li>• Climatic factors</li> <li>• Social inclusiveness</li> <li>• Population and human health</li> <li>• Economic development</li> </ul>
12	To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	<ul style="list-style-type: none"> <li>• Social inclusiveness</li> <li>• Population and human health</li> <li>• Economic development</li> </ul>
13	To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	<ul style="list-style-type: none"> <li>• Social inclusiveness</li> <li>• Population and human health</li> <li>• Economic development</li> </ul>

## Appraisal Findings

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

A strong, competitive economy

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

A viable town centre

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

Transport and infrastructure

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

High quality homes

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

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

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

## Good design

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

## Healthy communities

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

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

## The Green Belt

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

## Climate change and flooding

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

## The natural environment

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

## The historic environment

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

## **Mitigation**

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

## **Reasonable alternatives**

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



## 2 . What is a Sustainability Appraisal?

The Stevenage Borough Local Plan Sustainability Appraisal

## 2 What is a Sustainability Appraisal?

### Strategic Environmental Assessment (SEA)

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

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

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

### Sustainability Appraisal (SA)

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

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

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

### Combining SA and SEA

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

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

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

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

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



## Habitats Regulation Assessment (HRA)

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

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

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

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

## Purpose of this report

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

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

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

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

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

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

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

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1 Directive 2001/42/EC - the SEA Directive

2 The Planning and Compulsory Purchase Act 2004

**Table 5 Local Plan Development Stage Programme**

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



## 3 . The Local Plan

The Stevenage Borough Local Plan Sustainability Appraisal

### 3 The Local Plan

#### The Stevenage Local Plan

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

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

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

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

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

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

Name of responsible authority	Stevenage Borough Council.
Title of plan	Stevenage Local Plan.
What prompted the plan	The plan will follow the Stevenage District Plan 2nd Review, which covered the period 1991 to 2011 and the Interim Planning Policy Statement. The plan is being developed following the implementation of the Localism Act (2011) and the National Planning Policy Framework (2012).
Subject	Planning - as part of the local Development Plan.
Period covered by the plan	From 2011 to 2031.
Area covered by the plan	Administrative area of Stevenage Borough Council.
Purpose and/or objectives of the plan	<p>The Objectives of our plan are yet to be determined but we consider that they will include the need to:</p> <ul style="list-style-type: none"> <li>● Create healthier lifestyles;</li> <li>● Develop affordable homes;</li> <li>● Reduce fear of crime;</li> <li>● Increase the range of employment opportunities;</li> <li>● Regenerate the town centre and the neighbourhood centres;</li> <li>● Create cleaner and greener communities; and</li> <li>● Promote better transport.</li> </ul>
Plan contact point	<p>Planning Policy Team, Stevenage Borough Council, Daneshill House, Danestrete, Stevenage, SG1 1HN.</p> <p>Telephone - 01438 242962</p> <p>Email - <a href="mailto:planningpolicy@stevenage.gov.uk">planningpolicy@stevenage.gov.uk</a></p>



## 4 . Consultation Arrangements

The Stevenage Borough Local Plan Sustainability Appraisal

## 4 Consultation Arrangements

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

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

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

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

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

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

- Natural England
- Historic England
- Environment Agency

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

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

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

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

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

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

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

Online at [www.stevenage.gov.uk](http://www.stevenage.gov.uk)

Emailed to [planningpolicy@stevenage.gov.uk](mailto:planningpolicy@stevenage.gov.uk)

Mailed to Planning Policy

Stevenage Borough Council

Daneshill House

Danestrete

Stevenage

Hertfordshire

SG1 1HN

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

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







## 5 . Approach to the Sustainability Appraisal

The Stevenage Borough Local Plan Sustainability Appraisal

## 5 Approach to the Sustainability Appraisal

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

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

### Stages of the SEA/SA process

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

**Table 7 The Sustainability Appraisal Process**

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

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

**Table 8 SEA/SA stages**

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

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

## The Environmental Report

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

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

**Table 9 Environmental Report requirements**

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

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

## Who has carried out the sustainability appraisal?

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

**Table 10 Requirements of the SEA Directive**

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

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

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





## 6 . Scoping the key issues

The Stevenage Borough Local Plan Sustainability Appraisal

## 6 Scoping the key issues

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

#### Other relevant plans, policies and programmes

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

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

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

#### International

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

#### National

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

#### County

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

#### Local

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



## The baseline

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

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

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

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

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

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

**Table 11 Baseline data for Stevenage**

<b>Biodiversity, flora and fauna</b>
Demand for growth will place pressures on biodiversity in some areas of Stevenage. There is potential for international, national and locally designated sites to be affected by growth options. Links between areas create important wildlife corridors and may come under threat as development sites are identified and changing levels of surface water run off could affect the habitat of Stevenage Brook. There are increasing recreational pressures on Wildlife Sites. Quantities of key habitats are generally stable.
<b>Population and human health</b>
Stevenage, in common with many other areas, is experiencing an ageing population. This will have implications for health service provision and accessibility to other services, facilities and amenities.
Life expectancy is slightly below County and regional averages, but broadly in line with national figures. Levels of adult obesity and smoking are above national averages.
<b>Water and soils</b>
There are existing low flow levels in local river systems and sections of waterways do not currently meet Water Framework Directive requirements.

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

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

## Air quality

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

## Climatic factors

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

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

## Material assets

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

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

## Cultural heritage

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

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

## Landscape

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

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

## Social inclusiveness

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

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

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

### Economic development

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

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

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

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

**6.9** The Scoping Report identified a number of general issues relevant to this plan including:

- Balancing the need for development with the need to protect places of heritage value;
- Potential difficulties in balancing the requirements for housing, economic and social growth against environmental objectives;
- Increasing pressure on water resources and waste water disposal infrastructure as a result of economic and housing development.

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

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

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

4 Rye Meads Water Cycle Study (2009)

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

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

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



## 7 . The Sustainability Appraisal Framework

The Stevenage Borough Local Plan Sustainability Appraisal

## 7 The Sustainability Appraisal Framework

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

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

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

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

**Table 12 Analysing the objectives**

SA Objective	Decision aiding questions. Does the policy....
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>	
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	<ul style="list-style-type: none"> <li>• protect and enhance designated and locally valued habitats and species?</li> <li>• prevent and reverse habitat fragmentation, where possible promote understanding of and access to biodiversity?</li> <li>• provide opportunities for provision and enhancement of a network of greenspaces?</li> </ul>
<b>Health and population</b> <i>SEA themes: Population, human health</i>	
2. To protect and enhance human health & wellbeing, meeting the needs of existing residents and encourage local population growth.	<ul style="list-style-type: none"> <li>• protect and increase the provision of and accessibility to community, cultural and recreational facilities?</li> <li>• require design that ensures safe, attractive places and engenders a sense of place?</li> <li>• require design that promotes healthy lifestyles and increased physical activity?</li> <li>• increase accessibility to health facilities and encourage multi-functional use of facilities?</li> <li>• ensure residents have access to healthy and affordable food through, for example, the provision of allotments?</li> <li>• meet the needs of an ageing population?</li> </ul>
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>	
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	<ul style="list-style-type: none"> <li>• require the use of water efficiency measures?</li> <li>• manage and minimise risk of flooding including regard to future climate change (promotion of adaptation measures)?</li> <li>• promote the adoption and use of sustainable drainage systems?</li> <li>• protect ground and surface water sources: quality &amp; quantity?</li> </ul>

SA Objective	Decision aiding questions. Does the policy....
	<ul style="list-style-type: none"> <li>progress compatibility with the objectives of the Water Framework Directive?</li> <li>promote access to water for recreation, enjoyment and understanding (including valued biodiversity/ habitats)?</li> </ul>
<b>Soil</b> <i>SEA themes: Soils</i>	
4. To reduce land contamination and safeguard soil quality.	<ul style="list-style-type: none"> <li>prioritise the use of previously developed land to minimise greenfield development?</li> <li>protect soil resources and manage in a sustainable way?</li> <li>make the best use of available land?</li> </ul>
<b>Waste and recycling</b> <i>SEA themes: Material assets</i>	
5. To minimise waste and increase recycling.	<ul style="list-style-type: none"> <li>help reduce waste and facilitate recycling in construction and operation?</li> <li>encourage composting?/</li> <li>encourage development that is self-sufficient in waste management?</li> <li>support the recovery of energy from waste?</li> </ul>
<b>Environmental quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>	
6. To maximise the quality of environmental conditions by limiting noise and air pollution, reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	<ul style="list-style-type: none"> <li>improve air quality, e.g. through transport management and reduction of employment related emissions?</li> <li>reduce and manage noise pollution?</li> <li>reduce and manage the impact of light pollution?</li> <li>ensure there is no pollution of water sources?</li> <li>ensure there is no pollution of the soil?</li> <li>require the use of sustainable building standards?</li> </ul>
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>	
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	<ul style="list-style-type: none"> <li>protect and where appropriate enhance the historical and archaeological environment (landscapes, sites, buildings and settings), including resources of local value?</li> <li>support, develop and where appropriate enhance and increase access to cultural &amp; heritage resources and activities?</li> <li>help accommodate new development without detriment to the existing built and cultural heritage?</li> </ul>
<b>Good design</b> <i>SEA themes: Cultural heritage, population, human health</i>	
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	<ul style="list-style-type: none"> <li>promote recognition of local distinctiveness and a sense of place in style, materials and scale within the public realm?</li> <li>make best use of existing buildings through reuse and conversion?</li> <li>promote innovation in sustainable design for new and heritage development?</li> <li>promote integration of new development with existing context/design?</li> <li>recognise the role of the community in securing good design?</li> <li>maintain important landscape features?</li> </ul>



SA Objective	Decision aiding questions. Does the policy....
<b>Access to services</b> <i>SEA themes: Material assets, population and human health</i>	
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	<ul style="list-style-type: none"> <li>ensure inclusion of all sections of the community?</li> <li>ensure equality of access to services?</li> <li>integrate new and existing communities?</li> <li>encourage community cohesion and a sense of community ownership?</li> <li>reduce social exclusion of disadvantaged groups?</li> <li>support the provision of community facilities, for example cultural, health, recreational and social facilities?</li> <li>ensure the delivery of infrastructure that meets the needs of new and existing development?</li> <li>ensure appropriate timing and phasing?</li> </ul>
<b>Housing</b> <i>SEA themes: Population and human health</i>	
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	<ul style="list-style-type: none"> <li>deliver affordable and sustainable housing both in keeping with local character?</li> <li>support the sympathetic accommodation of housing growth in sustainable locations?</li> <li>balance housing and employment land delivery with community facilities and environmental capacity?</li> <li>provide for an appropriate mix of dwelling size, type, density and phasing to meet local needs?</li> <li>provide for a range of housing to meet the needs of specific groups, (e.g. the elderly, disabled, young, Gypsies and Travellers) and adaptable housing that meets the needs of people in different life stages?</li> </ul>
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>	
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	<ul style="list-style-type: none"> <li>support delivery of quality public transport that is accessible to all sections of the community?</li> <li>enable the enhancement of a network of footpaths and cycle links between homes and work and community facilities?</li> <li>support the need to reduce travel, especially during peak times?</li> <li>locate new development to reduce the need to travel?</li> <li>help create an integrated sustainable transport system, for example through providing for safe storage for cycles, respect for users of shared road space, green lane linkages?</li> </ul>
<b>Skills</b> <i>SEA themes: Population &amp; human health, material assets</i>	
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	<ul style="list-style-type: none"> <li>help improve educational attainment?</li> <li>help promote higher level education?</li> <li>provide jobs matching local skills?</li> <li>improve access to jobs?</li> <li>provide land allocations in appropriate locations to meet the needs of new and existing businesses?</li> </ul>



SA Objective	Decision aiding questions. Does the policy....
<b>Investment</b> <i>SEA themes: Population and human health</i>	
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	<ul style="list-style-type: none"> <li>provide a diverse range of jobs that meet the needs of local people?</li> <li>ensure jobs are located in sustainable locations?</li> <li>reduce both out commuting and in commuting?</li> <li>support the regeneration of the town centre?</li> <li>support live work units &amp; working from home?</li> <li>balance suitable employment with housing growth?</li> <li>encourage environmentally and socially responsible employment and help to create local markets for local goods/services?</li> <li>aim towards establishing a low carbon economy for Stevenage?</li> </ul>

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

**Table 13 - The SA Indicators**

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

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

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

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

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

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

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



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







## 8 . Cumulative Effects of the Plan

The Stevenage Borough Local Plan Sustainability Appraisal

## 8 Cumulative Effects of the Plan

### Stage C: Prepare the sustainability appraisal report

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

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

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

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

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

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

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

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

### **Without the plan**

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

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

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## 9 . The Sustainability Appraisal

The Stevenage Borough Local Plan Sustainability Appraisal

## 9 The Sustainability Appraisal

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

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

#### Local Plan Consultation 2013

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

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

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

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

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

#### Issue 2 - Identifying the main challenges

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

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

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

#### Issue 4 - NPPF model policy

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

6 Contained within the SEA Scoping Report, 2013

How were the options identified?

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

A summary of the SA findings

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

## Issue 5 - The relationship between homes and jobs

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

How were the options identified?

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

A summary of the SA findings

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

## Issue 6 - Skills

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

How were the options identified?

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

A summary of the SA findings

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

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

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

How were the options identified?

**9.14** The options were identified via our evidence base.

A summary of the SA findings

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

## Issue 8 - Development viability

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

How were the options identified?

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

A summary of the SA findings

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



## Issue 9 - Borough housing target

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

How were the options identified?

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

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

A summary of the SA findings

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

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

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

## Issue 10 - Gunnels Wood

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

How were the options identified?

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

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

A summary of the SA findings

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

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

## Issue 11 - Pin Green

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

How were the options identified?

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

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

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

A summary of the SA findings

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

## Issue 12 - New employment land

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

How were the options identified?

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

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

A summary of the SA findings

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

## Issue 13 - Detailed retail

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

## Issue 14 - A new foodstore

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

How were the options identified?

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

A summary of the SA findings

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

## Issue 15 - Passenger transport, walking and cycling

SEA Themes	Population and Human Health, Air, Climatic Factors, Social Inclusiveness and Economic Development.	
Options	A	Provide new or improved bus services.
	B	Encourage more flexible working and home-working.
	C	Improve pedestrian and cycling facilities.
	D	Do all of the above.

How were the options identified?

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

A summary of the SA findings

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

## Issue 16 - The location of new homes

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

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

## Issue 17 - House conversions

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

How were the options identified?

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

A summary of the SA findings

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

## Issue 18 - Affordable housing

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

How were the options identified?

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

A summary of the SA findings

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

## Issue 19 - Housing mix

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

How were the options identified?

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

A summary of the SA findings

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

## Issue 20 - Gypsies and Travellers

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

How were the options identified?

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

A summary of the SA findings

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

## Issue 21 - Character zones

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

How were the options identified?

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

A summary of the SA findings

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



## Issue 22 - Neighbourhood centres and facilities

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

How were the options identified?

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

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

A summary of the SA findings

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

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

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

## Issue 23 - Lister Hospital

SEA Themes	Population and Human Health, Social Inclusiveness and Economic Development.	
Options	A	Do not identify land for the future expansion of the hospital.
	B	Safeguard land to the north of the Lister Hospital for future expansion.



How were the options identified?

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

A summary of the SA findings

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

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

## **Issue 24 - Leisure and culture**

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

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

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

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

## **Issue 25 - Education**

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

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

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

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

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

## Issue 26 - Green Belt

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

How were the options identified?

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

A summary of the SA findings

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

## Issue 27 - Sustainability standards

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

How were the options identified?

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

A summary of the SA findings

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

## Issue 28 - Open space designations

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

How were the options identified?

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

A summary of the SA findings

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

## Issue 29 - Heritage assets

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

How were the options identified?

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

A summary of the SA findings

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

## Housing Targets Consultation 2015

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

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

### Issue 1 - Revised Borough housing target options

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

How were the options identified?

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

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

A summary of the SA findings

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

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

## Issue 2 - The Green Belt

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

How were the options identified?

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

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

A summary of the SA findings

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

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

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

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

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





## 10 . Assessing the effects of the Local Plan

The Stevenage Borough Local Plan Sustainability Appraisal

## 10 Assessing the effects of the Local Plan

### Stage C: Prepare the sustainability appraisal report

#### Assessing the effects of the Local Plan

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

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

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

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

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

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

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

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



Table 14 Development of Strategic Policies

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

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

Key Issues (2013)	Key Issues (Housing Targets 2015)	Policy	Conformity of Policy with initial SA/notes
		SP12: Green infrastructure and the natural environment SP13: The historic environment	
Issue 9: Borough housing target	Issue 1: Revised Borough housing target options	SP7: High quality homes SP9: Healthy communities SP11: Climate change, flooding and pollution SP12: Green infrastructure and the natural environment	The Revised Housing Targets Consultation 2015 identified a Borough-wide capacity approach would be of benefit to the community. S07, S09, S11 and S12 support this in social, economic and environmental terms.

**Table 15 Summary Appraisal of the Strategic Policies**

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

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

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

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

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

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

### Policy SP2: Sustainable development in Stevenage

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

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

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

### Policy SP3: A strong, competitive economy

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

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

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

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

## **Policy SP4: A vital town centre**

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

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

## **Policy SP5: Infrastructure**

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

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

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

## **Policy SP6: Sustainable transport**

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

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

## **Policy SP7: High quality homes**

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

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

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

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

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

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

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

### **Policy SP8: Good design**

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

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

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

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

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

### **Policy SP10: Green Belt**

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

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

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

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

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

## Policy SP12: Green infrastructure and the natural environment

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

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

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

## Policy SP13: The historic environment

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

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

## Detailed Policies

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

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

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

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



Table 16 Development of Detailed Policies

Key Issues (2013)	Key Issues (Housing Targets 2015)	Policy	Conformity of Policy with initial SA/notes
Issue 10: Gunnels Wood		EC1: Allocated sites for employment development EC2: Gunnels Wood employment area and edge-of-centre zone EC3: Gunnels Wood industrial zones EC4: Remainder of Gunnels Wood EC5: Active frontages and gateways	These policies follow on from Issue 5 and the SA assessed that it was beneficial to the Borough to ensure the sufficient provision of an appropriate range of jobs to meet the skill level of the town and surrounding demographic.
Issue 11: Pin Green		EC6: Pin Green employment area EC5: Active frontages and gateways	
Issue 12: New Employment Land		EC7: Employment development of unallocated sites	Recognition of development of unallocated sites for employment purposes would deliver benefits in terms of sustainability to the community.
Issue 13: Detailed Retail Policies		TC1: Town Centre TC2: Southgate Park MOA TC3: Central West MOA TC4: Station Gateway MOA TC5: Central Core MOA TC6: Northgate MOA TC7: Marshgate MOA	This set of policies support the regeneration of the Town Centre and viability of the Old Town. This conforms with our appraisal which identified the greatest benefits from this approach. Employment levels will improve in particular across the market area.

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

Key Issues (2013)	Key Issues (Housing Targets 2015)	Policy	Conformity of Policy with initial SA/notes
Issue 16: The Location of New Homes		HO1: Housing allocations HO2: Stevenage West HO3: North of Stevenage HO4: South East of Stevenage HO5: Windfall sites	The Revised Housing Targets Consultation 2015 identified a Borough-wide capacity approach would be of benefit to the community. These policies support this in social, economic and environmental terms.
Issue 17: House Conversions		HO6: Redevelopment of existing homes	
Issue 18: Affordable Housing		HO7: Affordable housing targets HO8: Affordable housing tenure, mix and design	
Issue 19: Housing Mix		HO9: House types and sizes HO10: Sheltered and supported housing HO11: Accessible and adaptable housing	
Issue 20: Gypsies and Travellers Character Zones		HO12: Gypsy and Traveller provision GD1: High quality design	
Issue 22: Neighbourhood Centres and Facilities		HC1: District, local and neighbourhood centres HC2: Local shops	These policies make provision for access to health and leisure facilities throughout the Borough. They support the social objectives identified by the SA. This ensures that development viability identified in the town is deliverable. These policies follow on directly from the strategic policies S08 and S09.
Issue 23: The Lister Hospital		HC3: The Health Campus HC4: Existing health, social and community facilities	

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

Key Issues (2013)	Key Issues (Housing Targets 2015)	Policy	Conformity of Policy with initial SA/notes
		FP7: Pollution FP8: Pollution sensitive uses	
Issue 28: Open Space Allocations		NH1 Principal open spaces NH2: Wildlife Sites NH3: Green corridors NH4: Green links NH5: Trees and woodland NH6: General protection for open space NH7: Open space standards NH8: North Stevenage Country Park	These policies have developed from strategic policies S12 and S13. The SA identified the need for the natural and historic environment of the town to be protected and conserved. These policies support that objective and ensure the deliverability of sustainable development in the Borough.
Issue 29: Heritage Assets		NH9: Areas of archaeological significance NH10: Conservation areas	

**Table 17 Summary Appraisal of the Strategic Policies**

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

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

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



Policy Name	Time Frame	Environmental	Social	Economic
<b>H02:</b> Stevenage West	S	-	++	++
	M	-	++	++
	L	-	++	++
<b>H03:</b> North of Stevenage	S	-	++	++
	M	-	++	++
	L	-	++	++
<b>H04:</b> South East of Stevenage	S	-	++	++
	M	-	++	++
	L	-	++	++
<b>H05:</b> Windfall sites	S	+/-	++	0
	M	+/-	++	0
	L	+/-	++	0
<b>H06:</b> Redevelopment of existing homes	S	0	+/-	+
	M	0	+/-	+
	L	+	+/-	+
<b>H07:</b> Affordable housing targets	S	0	++	+
	M	0	++	+
	L	0	++	+
<b>H08:</b> Affordable housing tenure, mix and design	S	++	++	+
	M	++	++	+
	L	++	++	+
<b>H09:</b> House types and sizes	S	+	++	+
	M	+	++	+
	L	+	++	+
<b>H010:</b> Sheltered and supported housing	S	0	++	0
	M	0	++	0
	L	0	++	0
<b>H011:</b> Accessible and adaptable housing	S	0	++	0
	M	0	++	0
	L	0	++	0

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

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

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

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

### **A strong, competitive economy**

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

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

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

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

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

#### **Policy EC3: Gunnels Wood industrial zones**

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

#### **Policy EC4: Remainder of Gunnels Wood**

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

#### **Policy EC5: Active frontages and gateways**

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

## **Policy EC6: Pin Green employment area**

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

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

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

## **A vital Town Centre**

### **Policy TC1: Town Centre**

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

### **Policy TC2: Southgate Park MOA**

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

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

### **Policy TC3: Central West MOA**

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

### **Policy TC4: Station Gateway MOA**

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

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

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

**Policy TC5: Central Core MOA**

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

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

**Policy TC6: Northgate MOA**

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

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

**Policy TC7: Marshgate MOA**

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

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

**Policy TC8: Town Centre shopping area**

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

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

**Policy TC9: High Street shopping area**

**10.73** The impacts of Policy ROT1 are largely considered positive. The policy recognises and protects the cultural heritage of the area and focuses retail within this distinct area. The policy contributes towards the social and economic aspects of the sustainability objectives identified in the framework.

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

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

## **Policy TC11: New convenience retail provision**

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

## **Policy TC12: New comparison retail provision**

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

## **Policy TC13: Retail impact assessments**

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

## **Infrastructure and transport**

### **Policy IT1: Strategic development access points**

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

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

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

### **Policy IT3: Infrastructure**

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



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

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

**Policy IT5: Parking and access**

**10.82** The impacts of this policy have been assessed as being largely positive. It encourages the provision and the use of alternate modes of transport. This has knock-on effects similar to those described for Policy IT4.

**10.83** Some adverse impacts have been identified. The provision of parking spaces in new development will facilitate and encourage the continued use of the private car.

**Policy IT6: Sustainable transport**

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

**Policy IT7: New and improved links for pedestrians and cyclists**

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

**Policy IT8: Public parking provision**

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

**High quality homes****Policy HO1: Housing allocations**

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

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

**Policy HO2: Stevenage West**

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

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

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

### **Policy HO3: North of Stevenage**

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

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

### **Policy HO4: South East of Stevenage**

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

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

### **Policy HO5: Windfall sites**

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

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

### **Policy HO6: Redevelopment of existing homes**

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

**Policy HO7: Affordable housing targets**

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

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

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

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

**Policy HO9: House types and sizes**

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

**Policy HO10: Sheltered and supported housing**

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

**Policy HO11: Accessible and adaptable housing**

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

**Policy HO12: Gypsy and Traveller provision**

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

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

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

## **Good design**

### **GD1: High quality design**

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

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

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

## **Healthy communities**

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

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

### **HC2: Local shops**

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

### **HC3: The Health Campus**

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

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

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

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

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

**HC6: Existing leisure and cultural facilities**

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

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

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

**HC8: Sports facilities in new developments**

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

**HC9: Former Barnwell East secondary school**

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

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

**HC10: Redundant school sites**

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

**The Green Belt****GB1: Green Belt**

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

**GB2: Green Belt settlements**

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

## **Climate change, flooding and pollution**

### **FP1: Climate change**

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

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

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

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

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

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

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

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

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

### **FP5: Contaminated land**

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

### **FP6: Hazardous installations**

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

### **FP7: Pollution**

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

**FP08: Pollution Sensitive Uses**

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

**The natural and historic environments****NH1: Principal open spaces**

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

**NH2: Wildlife Sites**

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

**NH3: Green corridors**

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

**NH4: Green links**

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

**NH5: Trees and woodlands**

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

**NH6: General protection for open space**

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

**NH7: Open space standards**

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



## **NH8: North Stevenage Country Park**

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

## **NH9: Areas of archaeological significance**

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

## **NH10: Conservation areas**

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





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

The Stevenage Borough Local Plan Sustainability Appraisal

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

### Stage E: Post adoption reporting and monitoring

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

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

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

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

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

Table 18 Sustainability Indicators and Targets of Particular Relevance to the Local Plan

Sustainability Objective	Indicator(s)	Relevant to Policy	Target/Trend
1 - To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	Number and extent of Wildlife Sites	SP2 - Sustainable Development in Stevenage	Maintain or increase the number and extent of wildlife sites;
	Implementation of BAP Actions	SP3 - A Strong, Competitive Economy	Manage greenfield development;
	Area of important habitats	SP7 - High Quality Homes	No loss of designated sites or land to development
	Priority species for Stevenage	SP10 - Green Belt	
	Number of ancient lanes and hedgerows	SP12 - Green Infrastructure and the Natural Environment	
	Area of land in Green Belt	EC01: Employment Development on Unallocated Sites	
	Green Links	HO1: Housing Allocations	
		HO2: Stevenage West	
		HO3: North of Stevenage	
		HO4: South East of Stevenage	
		HO5: Windfall Sites	
		GB1: Green Belt	
		NH1: Principal Open Spaces	
		NH2: Wildlife Sites	
		NH3: Green Corridors	
		NH4: Green Links	
		NH5: Trees and Woodland	

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

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

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

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

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



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

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

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





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

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

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

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

**Table 19 Sustainability objectives**

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

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

**Table 20 - Short, medium and long term assessment**

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

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

**i.5** Following each matrix assessment, each option is followed by commentary which explains the matrix in more detail. A summary of the matrices is shown in Chapter 9.







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

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

### Issue 4 - NPPF Model Policy

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Include the 'model policy' suggested by the Planning Inspectorate.</b>													
Short	+	+/-	+	+	+	+	+	+	+	+/-	+	+/-	+/-
Medium	+	+/-	+	+	+	+	+	+	+	+/-	+	+/-	+/-
Long	+	+/-	+	+	+	+	+	+	+	+/-	+	+/-	+/-
Commentary													
Overall it is recognised that this option performs well in encouraging sustainable development. However, it is recognised that by restricting development, based on harm to the local environmental conditions, could cause negative effects in terms of delivering housing and employment for existing and future residents.													
Mitigation measures													
To ensure that policy does not restrict the potential for allocated and potential sites in the Development Plan.													
<b>Option B - Include a locally-specific version of the model policy suggested by the Planning Inspectorate.</b>													
Short	+	+	+	+	+	+	+	+	+	+	+	+	+
Medium	+	+	+	+	+	+	+	+	+	+	+	+	+
Long	+	+	+	+	+	+	+	+	+	+	+	+	+
Commentary													
This option performs well as it takes into account the model policy but makes adjustments to allow for local variations, ensuring that allocated and potential sites are not adversely affected by restrictive policies.													
Mitigation measures													
None identified.													
<b>Option C - Do not include a model policy about the NPPF.</b>													
Short	+	+	+	+	+	+	+	+	+	+	+	+	+
Medium	+	+	+	+	+	+	+	+	+	+	+	+	+
Long	+	+	+	+	+	+	+	+	+	+	+	+	+
Commentary													
This option performs well. It acknowledges the NPPF, as it must comply with the framework, but also allows policy to makes adjustments to allow for local variations, ensuring that allocated and potential sites are not adversely affected by restrictive policies.													
Mitigation measures													
None identified.													

## Issue 5 - The Relationship Between Homes and Jobs

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Prioritise jobs over home and / or seek higher levels of self containment.</b>													
Short	+	--	0	0	0	+	0	0	++	--	++	++	++
Medium	+	--	0	0	0	+	0	0	++	--	++	++	++
Long	+	--	0	0	0	+	0	0	++	--	++	++	++
<p><b>Commentary</b></p> <p>It is considered that this option performs very well in terms of creating employment opportunities and supporting the local economy (Objectives 12 &amp; 13) by prioritising jobs, although it is acknowledged that this issue does not address the 'type' of jobs available. The provision of jobs that do not meet the skills of local people will lead to the secondary effect of higher levels of in- and out-commuting. (See Issue re: Skills).</p> <p>Seeking higher levels of self containment will reduce the need to travel (Objective 11), therefore reducing vehicular emissions (Objective 6), and increase access to services (Objective 9). It is also considered, to a lesser extent, that this option will deliver positive outcomes for biodiversity as higher concentrations of development in the existing urban area will reduce the need for major urban expansion.</p> <p>The prioritisation of jobs over homes will reduce local population growth and the number of homes built. This has significant adverse effects for Objectives 2 &amp; 10.</p>													
<p><b>Mitigation measures</b></p> <p>Ensure that a focus on the economy does not create deficiencies in other sectors such as housing, retail, neighbourhood centre development and/or regeneration schemes.</p>													
<b>Option B - Seek a reasonable balance between new homes and jobs.</b>													
Short	0	+	0	0	0	+	0	0	+	+	+	+	+
Medium	0	+	0	0	0	+	0	0	+	+	+	+	+
Long	0	+	0	0	0	+	0	0	+	+	+	+	+
<p><b>Commentary</b></p> <p>It is recognised that this option performs the best in terms of overall sustainability. Developing a reasonable balance between homes and jobs provide positive benefits where effects have been identified against Options A &amp; C. It is acknowledged that this balance will reduce the positive benefits to homes and employment as this option, when compared with alternative options, will inevitably lead to lower levels of development for each sector.</p>													
<p><b>Mitigation measures</b></p> <p>None identified.</p>													
<b>Option C - Prioritise new homes over jobs and / or seek lower levels of self containment.</b>													
Short	-	++	0	0	0	--	0	0	--	++	--	--	--
Medium	-	++	0	0	0	--	0	0	--	++	--	--	--
Long	--	++	0	0	0	--	0	0	--	++	--	--	--

	Sustainability Objectives
Commentary	<p>Of the three options, Option C performs the least well. The prioritisation of homes over jobs performs poorly in terms of employment and the local economy (Objectives 12 &amp;13). It is also recognised that, coupled with a potential for lower levels of self containment, this option may place additional pressures on Green Belt land(especially over the longer term as additional land allocations are sought) which has adverse effects for Objective 1. This will increase the need to travel and could lead to further distances of travel for local services, adversely impacting Objectives 6, 9 and 11.</p> <p>However, it is recognised that this option will provide housing for existing and future residents (Objective 2) and improve social deprivation (Objective 10) where growth of affordable homes is delivered.</p>
Mitigation measures	<p>Ensure that a focus on the economy does not create deficiencies in other sectors such as employment, retail, neighbourhood centre development and/or regeneration schemes.</p>

## Issue 6 - Skills

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Allow the free market to decide what types of jobs are provided.</b>													
Short	0	-	0	0	0	-	0	0	0	0	-	-	++
Medium	0	-	0	0	0	-	0	0	0	0	-	-	++
Long	0	-	0	0	0	-	0	0	0	0	--	-	++
<p>Commentary</p> <p>It is recognised that this option will not provide jobs which necessarily meet the skill sets of local residents. This does not support their well-being or meet their needs (Objective 2). This option would increase the need to travel (Objective 11) and increase travel emissions (Objective 6) as residents look to other areas for work.</p> <p>If local employers utilise workers from other areas this could reduce access to skills through the workplace.</p> <p>These impacts could cause cyclical decline ~ increasing negative effects over the longer term as local residents are restricted from access to highly skilled areas of employment (Objective 12).</p> <p>However, the impact on the local economy could have significant positive effects. These will be borne from an increase in high levels of technical industry, and support growth sectors in the town.</p>													
Mitigation measures													
Provide a wider range of jobs.													
<b>Option B - Focus on highly skilled and professional jobs.</b>													
Short	0	-	0	0	0	-	0	0	0	0	-	-	++
Medium	0	-	0	0	0	-	0	0	0	0	-	-	++
Long	0	-	0	0	0	-	0	0	0	0	--	-	++
<p>Commentary</p> <p>It is recognised that this option will not provide jobs which necessarily meet the skill sets of local residents. This does not support their well-being or meet their needs (Objective 2). This option would increase the need to travel (Objective 11) and increase travel emissions (Objective 6) as residents look to other areas for work.</p> <p>If local employers utilise workers from other areas this could reduce access to skills through the workplace.</p> <p>These impacts could cause cyclical decline ~ increasing negative effects over the longer term as local residents are restricted from access to highly skilled areas of employment (Objective 12).</p> <p>However, the impact on the local economy could have significant positive effects. These will be borne from an increase in high levels of technical industry, and support growth sectors in the town.</p>													
Mitigation measures													
Provide a wider range of jobs.													
<b>Option C - Make sure we provide an appropriate range of jobs to meet the rising skill levels of all residents.</b>													

	Sustainability Objectives												
Short	0	++	0	0	0	0	0	0	0	0	0	+	+/-
Medium	0	++	0	0	0	0	0	0	0	0	0	++	+/-
Long	0	++	0	0	0	0	0	0	0	0	0	++	+/-
Commentary													
<p>This option provides mostly positive effects in terms of sustainability. It is acknowledged that the provision of local employment opportunities for local people will encourage access to skills through workplace training (Objective 11). By providing an appropriate range of jobs for local residents (Objective 2), this option will encourage self containment and support the local economy (Objective 13). However, it is also recognised that this option might reduce the capacity of more technical growth industries which may have a negative impact on the local economy.</p>													
Mitigation measures													
None identified.													

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

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A</b> - Allocate all of the predicted new comparison floorspace to the town centre, replace existing small shop units with larger units (especially in places like Park Place and the area of the bus station) and improve the shopping streets and car parks.													
Short	0	+	0	+	0	+	+	++	+	0	++	+	++
Medium	0	++	0	+	0	+	+	++	+	0	++	+	++
Long	0	++	0	+	0	+	+	++	+	0	++	+	++
<p><b>Commentary</b></p> <p>This option performs well against all objectives where an effect has been identified.</p> <p>By concentrating retail development in a central location this option reduces the need to travel for all, regardless of inequalities (Objectives 9 &amp; 11) as the town centre is located next to the bus and train stations. This improves sustainable transport options and therefore limits air pollution from vehicular traffic (Objective 6).</p> <p>The development of brownfield land reduces land contamination and safeguards soil quality in other areas (Objective 4).</p> <p>Investment in the town centre would improve the historic setting of the town square conservation area (Objective 7) and relevant listed structures, which could be managed and protected through national legislation.</p> <p>It is recognised that sections of the town centre fail to perform well in urban design terms (Stevenage Town Centre Masterplan, 2010) and further development at this location would provide an opportunity to enhance this (Objective 8).</p> <p>Overall, it is considered that this option provides greater opportunities for existing and future residents (Objective 2) by enabling a focus of activity within the highly accessible town centre. This will support the local economy and provide further employment opportunities (Objectives 11 &amp; 12).</p>													
<b>Mitigation measures</b>													
None identified.													
<b>Option B</b> - Split the predicted new comparison floorspace between the town centre, the Old Town High Street and the retail warehouses.													
Short	0	+	0	+	0	+/-	+	+	+/-	0	+/-	+	++
Medium	0	+	0	+	0	+/-	+	+	+/-	0	+/-	+	++
Long	0	+	0	+	0	+/-	+	+	+/-	0	+/-	+	++
<p><b>Commentary</b></p> <p>This option performs well against most objectives where an effect has been identified.</p> <p>However, it is recognised that this will increase the need to travel, in part, through the promotion of the retail parks which are less accessible by public transport (Objective 11). Subsequently, this option will have negative effects on pollution (Objective 6) and access to services (Objective 9).</p> <p>In more positive terms, this option would reduce land contamination and safeguard soil quality in other areas (Objective 4).</p>													

	Sustainability Objectives												
<p>Investment in these areas would improve the historic setting of the town square and Old Town High Street conservation areas (Objective 7) and relevant listed structures, which could be managed and protected through national legislation.</p> <p>It is recognised that sections of the town centre fail to perform well in urban design terms (Stevenage Town Centre Masterplan, 2010) and further development at this location would provide an opportunity to enhance this (Objective 8), albeit to a limited degree than Option A as fewer improvements would be enabled by this option.</p> <p>Overall, it is considered that this option provides opportunities for existing and future residents (Objective 2) and provides services at well established centres. This will support the local economy and provide further employment opportunities (Objectives 11 &amp; 12).</p>													
Mitigation measures													
<p>Ensure that the Exception Test is met.</p> <p>Require sustainable transport measures to be in place prior to development.</p> <p>Direct applicants towards more original urban design strategies that more closely reflect the principles of New Town design.</p>													
Option C - Allocate all of the predicted new comparison floorspace to the retail warehouses, either through allowing new units to be built or existing units to be extended.													
Short	0	+	--	+	0	-	0	-	--	0	-	+	++
Medium	0	+	--	+	0	--	0	-	-	0	-	+	++
Long	0	+	--	+	0	--	0	-	0	0	-	+	++
Commentary													
<p>This option performs well in terms of providing for residents needs and opportunities for employment (Objectives 2 &amp; 12), reducing land contamination by directing growth to brownfield sites (Objective 4) and encouraging growth in the local economy (Objective 13).</p> <p>However, by concentrating retail development in the retail parks this option increases the need to travel (Objective 11) by car which would increase emissions and air pollution (Objective 6). This option also limits access for less affluent groups in the short to medium term due to the limited access by sustainable transport (Objective 9). However, it is recognised that access could improve over time, given demand for new services.</p> <p>Development at the retail parks does not typically offer a style of development distinctive to Stevenage. The retail parks are large warehouse units common nationally. This option would therefore not reflect local character (Objective 8).</p> <p>It is also acknowledged that significant sections of some of our retail parks are included within Flood Zones 2 &amp; 3 (Objective 3). This restricts the types of development at several locations and would require the Exception Test to be applied.</p> <p>Overall, it is considered that this option performs poorly in terms of sustainability.</p>													
Mitigation measures													
<p>Ensure that the Exception Test is met.</p> <p>Require sustainable transport measures to be in place prior to development.</p>													



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

## Issue 8 - Development Viability

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Prioritise the collection of contributions towards local infrastructure (CIL).</b>													
Short	0	++	+/-	0	-	-	0	0	0	+/-	0	++	++
Medium	0	++	+/-	0	-	-	0	0	0	+/-	0	++	++
Long	0	++	+/-	0	-	-	0	0	0	+/-	0	++	++
<b>Commentary</b>  This option would enable contributions to be focused towards education and other key items of infrastructure which performs very well against Objectives 12 & 13. This would improve well-being, encourage population growth and improve access to skills (Objectives 2 & 12).  It is also recognised that this option could provide solutions to areas of local flood risk although contributions towards a CIL, could limit the deliverability of energy savings functions in new build homes (Objectives 5 & 6). Therefore, this option has the potential to have both positive and negative effects on flood risk (Objective 3).  It is acknowledged that this option could have both positive and negative effects relating to the provision of affordable housing (Objective 10). Greater contributions towards local infrastructure might affect what could reasonably be expected in terms of contributions towards affordable housing. However, this might also lead to a diversification in housing stock by allowing more market homes to be provided.													
<b>Mitigation measures</b>  Provide more affordable homes and encourage energy saving initiatives.													
<b>Option B - Prioritise the provision of affordable housing.</b>													
Short	0	+/-	0	0	-	-	0	0	0	++	-	-	-
Medium	0	+/-	0	0	-	-	0	0	0	++	-	-	-
Long	0	+/-	0	0	-	-	0	0	0	++	--	-	-
<b>Commentary</b>  This option would encourage the development of much needed affordable homes which performs well against Objectives 2 & 10. However, it is noted that this option would fail to deliver supporting infrastructure, local services and energy saving initiatives so this would perform poorly against all other objectives where an effect has been identified.													
<b>Mitigation measures</b>  Provide supporting infrastructure and encourage energy saving initiatives.													
<b>Option C - Prioritise the sustainability of new buildings.</b>													
Short	0	+/-	+	0	+	+	0	0	0	-	0	-	-
Medium	0	+/-	+	0	+	+	0	0	0	-	0	-	-
Long	0	+/-	+	0	+	+	0	0	0	-	0	-	-
<b>Commentary</b>													

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

## Issue 9 - Borough Housing Target

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Maintain the Green Belt (5,300 homes)</b>													
Short	+	-	?	0	0	0	++	0	-	-	-	-	-
Medium	+ / -	--	?	0	0	0	++	0	-	-	-	-	-
Long	+ / -	--	?	0	0	0	++	0	-	-	-	-	-
<p><b>Commentary</b></p> <p>It is considered that this option provides a housing target which would not meet the needs of existing residents, for all forms of housing but particularly affordable homes, or encourage future population growth (Objective 2). This is based upon the findings of the SHMA, 2013. It is also clear that this option would not reduce the need to travel (Objective 11) as we would not be delivering enough housing for people travelling into the borough from other areas (2001 Census data - 46% of local workforce commute into Stevenage for work, approx 19,000 persons) but it is clear that Stevenage provides employment opportunities for the sub-region so mitigation will be possible to make this option acceptable in terms of this objective.</p> <p>This option would have a positive effect on biodiversity (Objective 1) as it does not include greenfield sites at the edge of the Borough boundary. This would also mean that land to the north of the town, designated for its heritage interest, would not require be required for development. This performs very positively against Objective 7.</p> <p>It is considered that all options to develop land for housing might provide an opportunity to encourage water conservation (Objective 3) in line with current guidelines on the Code for Sustainable Homes and SuDS initiatives but this will be determined through other issues and policy. New housing improves access to services although it is documented that housing need outstrips this supply option (SHMA, 2013) and this option would fail to ensure that everyone has access to decent, affordable housing (Objectives 9 and 10).</p> <p>It is recognised that this option would not provide significant opportunities for employment or support the local economy.</p>													
<b>Mitigation measures</b>													
<p>To ensure that all available brownfield land options are allocated before greenfield sites.</p> <p>This option would require improvements to the A1(M) and the potential negative environmental effects of this would need to be mitigated.</p> <p>Increase sustainable transport connections into the sub-region.</p>													
<b>Option B - Borough capacity (5,300)</b>													
Short	-	-	?	0	0	0	-	0	-	-	+	-	-
Medium	--	-	?	0	0	0	-	0	-	-	++	-	-
Long	--	-	?	0	0	0	-	0	-	-	++	-	-
<p><b>Commentary</b></p> <p>It is considered that this option provides a housing target which would not meet the needs of existing residents, for all forms of housing but particularly affordable homes, or encourage future population growth (Objective 2). This is based upon the findings of the SHMA, 2013. It is clear that this option would not reduce the need to travel (Objective 11) as we would not be delivering enough housing for people travelling into the borough from other areas (2001 Census data</p>													

Sustainability Objectives													
<p>- 46% of local workforce commute into Stevenage for work, approx 19,000 persons) but it is clear that Stevenage provides employment opportunities for the sub-region so mitigation will be possible to make this option acceptable in terms of this objective.</p> <p>This option will have a negative effect on biodiversity (Objective 1) as the final site selection will need to include greenfield sites. This might put land to the north of the town, designated for it's heritage interest, at risk. This would then perform poorly against Objective 7.</p> <p>It is considered that all options to develop land for housing might provide an opportunity to encourage water conservation (Objective 3) in line with current guidelines on the Code for Sustainable Homes and SuDS initiatives but this will be determined through other issues and policy. New housing improves access to services although it is documented that housing need outstrips this supply option (SHMA, 2013) and this option would fail to ensure that everyone has access to decent, affordable housing (Objectives 9 and 10).</p> <p>It is recognised that this option would not provide significant opportunities for employment or support the local economy.</p>													
Mitigation measures													
<p>To ensure that all available brownfield land options are allocated before greenfield sites and that the large greenfield sites necessary to deliver this total are designed to minimise their effect on the existing town. It is recognised that positive biodiversity measures can be introduced into a site design to mitigate their negative effects.</p> <p>This option would require improvements to the A1(M) and the potential negative environmental effects of this would need to be mitigated.</p> <p>Increase sustainable transport connections into the sub-region.</p> <p>Potential for compensatory Green Belt provision.</p> <p>A need to ensure that the impact on heritage assets is duly considered.</p>													
<b>Option C - Population-led (6,600)</b>													
Short	-	+	?	0	0	0	--	0	+	+	+/-	+	+
Medium	--	+	?	0	0	0	--	0	++	+	+/-	+	+
Long	--	+	?	0	0	0	--	0	++	+	+/-	+	+
Commentary													
<p>It is considered that this option provides a housing target which would meet the needs of existing and future residents (Objective 2), based upon the findings of the SHMA, 2013, but would provide a greater number of homes than Options A and B. Based on local need this option would reduce the need to travel (Objective 11) although we would not be delivering enough housing for people travelling into the borough from other areas (2001 Census data - 46% of local workforce commute into Stevenage for work, approx 19,000 persons) but it is clear that Stevenage provides employment opportunities for the sub-region so mitigation will be possible to make this option acceptable in terms of this objective.</p> <p>This option will have a negative effect on biodiversity (Objective 1) as the final site selection will need to include greenfield sites. This might put land to the north of the town, designated for it's heritage interest, at risk. This would then perform poorly against Objective 7.</p> <p>It is considered that all options to develop land for housing might provide an opportunity to encourage water conservation (Objective 3) in line with current guidelines on the Code for Sustainable Homes and SuDS initiatives but this will be determined through other issues and policy. New housing improves access to services although it is documented that housing need outstrips this supply option (SHMA, 2013) and this option would fail to ensure that everyone has access to decent, affordable housing (Objectives 9 and 10).</p>													

Sustainability Objectives													
It is recognised that this option would support the local economy (Objectives 12 and 13).													
Mitigation measures													
<p>To ensure that all available brownfield land options are allocated before greenfield sites and that the large greenfield sites necessary to deliver this total are designed to minimise their effect on the existing town. It is recognised that positive biodiversity measures can be introduced into a site design to mitigate their negative effects. This option would require improvements to the A1(M) and the potential negative environmental effects of this would need to be mitigated.</p> <p>Increase sustainable transport connections into the sub-region.</p> <p>Potential for compensatory Green Belt provision.</p> <p>A need to ensure that the impact on heritage assets is duly considered.</p>													
Further option i - 1,000 homes													
Short	+	-	?	0	0	0	++	0	-	-	-	0	-
Medium	+	--	?	0	0	0	++	0	-	-	-	0	-
Long	+	--	?	0	0	0	++	0	-	-	-	0	-
Commentary													
<p>It is considered that this option provides a housing target which would not meet the needs of existing residents, for all forms of housing but particularly affordable homes, or encourage future population growth (Objective 2). This is based upon the findings of the SHMA, 2013. It is clear that this option would not reduce the need to travel (Objective 11) as we would not be delivering enough housing for people travelling into the borough from other areas (2001 Census data - 46% of local workforce commute into Stevenage for work, approx 19,000 persons) but it is clear that Stevenage provides employment opportunities for the sub-region so mitigation will be possible to make this option acceptable in terms of this objective. It is also noted that our evidence shows that the A1(M) is already over capacity during peak hours<sup>(8)</sup>.</p> <p>It is clear that this option would have a positive effect on biodiversity (Objective 1) as sufficient sites could be identified on previously developed land (SLAA, 2013) whilst greenfield sites would not be required. This would also mean that land to the north of the town, designated for its heritage interest, would not require be required for development. This performs very positively against Objective 7.</p> <p>It is considered that all options to develop land for housing might provide an opportunity to encourage water conservation (Objective 3) in line with current guidelines on the Code for Sustainable Homes and SuDS initiatives but this will be determined through other issues and policy. New housing improves access to services although it is documented that housing need outstrips this supply option (SHMA, 2013) and this option would fail to ensure that everyone has access to decent, affordable housing (Objectives 9 and 10).</p> <p>It is also recognised that this option would not support the local economy (Objective 13) as there would be no significant opportunities for the supply of workforce for local employers therefore reducing the need for existing employers to remain located in the borough (Stevenage Employment &amp; Economy Baseline Study, NLP, 2013).</p>													
Mitigation measures													
<p>To ensure that all available brownfield land options are allocated before greenfield sites.</p> <p>Increase sustainable transport connections into the sub-region.</p>													

8 Stevenage Urban Transport Plan, 2010

	Sustainability Objectives												
Further option ii - 8,000 homes													
Short	-	++	?	0	0	0	--	0	+	+	+/-	+	+
Medium	--	++	?	0	0	0	--	0	++	++	+/-	+	+
Long	--	++	?	0	0	0	--	0	++	++	+/-	+	+
Commentary													
<p>It is considered that this option provides a housing target which would not meet the needs of existing and future residents (Objective 2) but would provide a greater number of homes than Options A to C. This is based upon the findings of the SHMA, 2013. Based on local need this option would reduce the need to travel (Objective 11) although we would not be delivering enough housing for people travelling into the borough from other areas (2001 Census data - 46% of local workforce commute into Stevenage for work, approx 19,000 persons) but it is clear that Stevenage provides employment opportunities for the sub-region so mitigation will be possible to make this option acceptable in terms of this objective.</p> <p>This option will have a negative effect on biodiversity (Objective 1) as the final site selection will need to include greenfield sites. This might put land to the north of the town, designated for it's heritage interest, at risk. This would then perform poorly against Objective 7.</p> <p>It is considered that all options to develop land for housing might provide an opportunity to encourage water conservation (Objective 3) in line with current guidelines on the Code for Sustainable Homes and SuDS initiatives but this will be determined through other issues and policy. New housing improves access to services although it is documented that housing need outstrips this supply option (SHMA, 2013) and this option would fail to ensure that everyone has access to decent, affordable housing (Objectives 9 and 10).</p> <p>It is recognised that this option would support the local economy (Objectives 12 and 13).</p>													
Mitigation measures													
<p>To ensure that all available brownfield land options are allocated before greenfield sites and that the large greenfield sites necessary to deliver this total are designed to minimise their effect on the existing town. It is recognised that positive biodiversity measures can be introduced into a site design to mitigate their negative effects. This option would require improvements to the A1(M) and the potential negative environmental effects of this would need to be mitigated.</p> <p>Increase sustainable transport connections into the sub-region.</p> <p>Potential for compensatory Green Belt provision.</p> <p>A need to ensure that the impact on heritage assets is duly considered.</p>													
Further option iii - 13,400 homes													
Short	-	++	?	0	0	0	--	0	+	+	+/-	+	+
Medium	--	++	?	0	0	0	--	0	++	++	+/-	++	++
Long	--	++	?	0	0	0	--	0	++	++	+/-	++	++
Commentary													
<p>It is considered that this option provides a housing target which would meet the needs of existing residents (Objective 2). This is based upon the findings of the SHMA, 2013. Based on local need this option would reduce the need to travel (Objective 11) although we would not be delivering enough housing for people travelling into the borough from other areas (2001 Census data - 46% of local workforce commute into Stevenage for work, approx 19,000 persons) but it is clear that Stevenage provides employment opportunities for the sub-region so mitigation will be possible to make this option acceptable in terms of this objective.</p>													

	Sustainability Objectives
	<p>This option will have a negative effect on biodiversity (Objective 1) as the final site selection will need to include greenfield sites. This would put land to the north of the town, designated for its heritage interest, at risk. This would then perform poorly against Objective 7.</p> <p>It is considered that all options to develop land for housing might provide an opportunity to encourage water conservation (Objective 3) in line with current guidelines on the Code for Sustainable Homes and SuDS initiatives but this will be determined through other issues and policy. New housing improves access to services although it is documented that housing need outstrips this supply option (SHMA, 2013) but this option would ensure that existing residents have access to decent, affordable housing (Objectives 9 and 10).</p> <p>It is recognised that this option would support the local economy (Objectives 12 and 13).</p>
	<p>Mitigation measures</p> <p>To ensure that all available brownfield land options are allocated before greenfield sites and that the large greenfield sites necessary to deliver this total are designed to minimise their effect on the existing town. It is recognised that positive biodiversity measures can be introduced into a site design to mitigate their negative effects. This option would require improvements to the A1(M) and the potential negative environmental effects of this would need to be mitigated.</p> <p>Increase sustainable transport connections into the sub-region.</p> <p>Potential for compensatory Green Belt provision.</p> <p>A need to ensure that the impact on heritage assets is duly considered.</p>



## Issue 10 - Gunnels Wood

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Continue with a very open policy approach.</b>													
Short	-	+/-	0	0	0	-	0	0	0	-	+	+	+/-
Medium	-	+/-	0	0	0	-	0	0	0	-	+	+	+/-
Long	-	+/-	0	0	0	-	0	0	0	-	+	+	+/-
Commentary													
<p>This approach would enable B class uses to be developed across Gunnels Wood.</p> <p>This could have a negative effect on biodiversity (Objective 1) and create adverse environmental conditions (Objective 6) if development is enabled across all areas with limited management of the site conditions.</p> <p>Human health and well-being (Objective 2) might be positively affected if investment (Objective 13) increases and leads to new jobs and opportunities for residents. However, as the unrestricted allocation of B class uses could include distribution centres this would have a negative effect on the number of opportunities for local people<sup>(9)</sup>. It is noted that the allocation of land for employment does not support Objective 10 for affordable housing.</p> <p>Further investment in the area would provide positive benefits<sup>(10)</sup> and meet Objectives 12 and 13.</p>													
Mitigation measures													
To ensure that alternative policies are in place to protect green space (or allocate new areas) and limit pollution. To ensure that the existing Design Guide is supported through the new local plan.													
<b>Option B - Identify specific areas for specific uses.</b>													
Short	+	+	0	0	0	+	0	+	0	-	+	+	+
Medium	+	++	0	0	0	+	0	++	0	-	++	++	++
Long	+	++	0	0	0	+	0	++	0	-	++	++	++
Commentary													
<p>This option provides a number of zoned areas where specific land types are allocated. Each 'zone' has a number of criteria which deals with specific issues relating to the area. This approach enables the lack of open space<sup>(11)</sup> to be addressed (Objective 1) via a specific zone policy. This option also performs well in terms of providing opportunities for local residents and a growing population by ensuring a broad spread of employment uses across the area (Objective 2). It is envisaged that this will increase over time as larger, more complicated schemes come forward for greater benefits in the medium to long term ~ as necessary to meet the long term demand for employment land<sup>(12)</sup>.</p> <p>A more managed approach to development ensures that employment uses with environmental weaknesses are located away from residential areas (Objective 6) and reduces the need to travel by locating office uses nearer to areas with good public transport links (Objective 11). It is noted that the allocation of land for employment does not support Objective 10 for affordable housing.</p>													

9 Stevenage Employment & Economy Baseline Study, 2013

10 Gunnels Wood Masterplan, 2005

11 Gunnels Wood: Focus on the Future, 2004

12 Stevenage Employment & Economy Baseline Study, 2013

Sustainability Objectives													
<p>This zoned approach ensures a more strategic approach to development, ensuring good design and a more integrated approach to the development of the whole area as encouraged by the NPPF. This enables links to be identified and enhanced. This will have a positive effect against Objective 8, especially over the medium to long term as developments come forward.</p> <p>Ensuring a spread of uses will improve access to skills and a more diverse range of employment types (Objective 12). As developments come forward it will encourage investment and improve the viability of the area as a whole, particularly over the medium to long term period (Objective 13).</p>													
Mitigation measures													
No measures identified.													
<b>Option C - Allow a range of job-creating uses in addition to traditional employment uses.</b>													
Short	-	+/-	0	0	0	+/-	0	0	0	-	+	+	+
Medium	-	+/-	0	0	0	+/-	0	0	0	-	++	++	++
Long	-	+/-	0	0	0	+/-	0	0	0	-	++	++	++
Commentary													
<p>This approach will enable a greater range of uses to locate in Gunnels Wood.</p> <p>If other types of development are enabled across all areas with minimal consideration of the site conditions then this could increase pressure on biodiversity (Objective 1). This might also have adverse environmental conditions, particularly where the area abuts residential areas (Objective 6). This option lacks management to provide the right mix of opportunities for local people (Objective 2)<sup>(13)</sup>. Adversely, however, this might enable new businesses to develop in Gunnels Wood which might create a greater variety of employment opportunities for local residents. This then scores positively against Objectives 2, 12 and 13. However, it is noted that the allocation of land for employment does not support Objective 10 for affordable housing.</p>													
Mitigation measures													
<p>This option will require the development of specific design and environmental condition policies to ensure that there are no adverse effects on residential areas. Alternative land options for employment uses might also need to be considered as we seek to achieve greater sustainability within the town, greater employment opportunities for local people. This might also require a design code for Gunnels Wood to ensure that buildings and spaces work well.</p>													
<b>Option D - Allow a specified part of the area to be re-developed from employment use to housing.</b>													
Short	+	+/-	0	+	0	+	0	0	0	++	+	--	--
Medium	+	+/-	0	+	0	+	0	0	0	++	+	--	--
Long	+	+/-	0	+	0	+	0	0	0	++	+	--	--
Commentary													
<p>This option performs well in delivering housing (including affordable housing) for an existing and growing local population (Objective 2 and 10) and would enable the redevelopment of brownfield land for open space and playspace (Objective 1). Complete redevelopment of an area would enable any current issues to be addressed - this might include land</p>													

	Sustainability Objectives
	<p>contamination (Objective 4) and pollution (Objective 6) - there are no known flood issues in the area at present<sup>(14)</sup>. This option provides an opportunity to ensure the placement of a residential site within a largely industrial area and might have negative implications if the neighbouring employment use has adverse environmental impacts (Objective 2).</p> <p>Development would be adjacent to an employment area so would reduce the need to travel for local residents employed locally, but the release of land for housing would reduce the number of employment and training options for the town as a whole (Objective 12) and reduce the amount of investment, threatening the viability of the employment area more generally (Objective 13).</p>
	Mitigation measures
	<p>To ensure that the area abuts existing residential areas and is not isolated from other key facilities.</p> <p>To ensure there are new employment land allocations which could still lead to an overall net increase in employment land and jobs.</p>

## Issue 11 - Pin Green

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Continue with a very open policy approach.</b>													
Short	-	+/-	0	0	0	-	0	0	0	-	+	+	+/-
Medium	-	+/-	0	0	0	-	0	0	0	-	+	+	+/-
Long	-	+/-	0	0	0	-	0	0	0	-	+	+	+/-
<p><b>Commentary</b></p> <p>This approach would enable B class uses to be developed across Pin Green.</p> <p>This could have a negative effect on biodiversity (Objective 1) and create adverse environmental conditions (Objective 6) if development is enabled across all areas with limited consideration of the site conditions.</p> <p>Human health and well-being (Objective 2) might be positively affected if investment (Objective 13) increases and leads to new jobs and opportunities for residents. However, as the unrestricted allocation of B class uses could include distribution centres this would have a negative effect on the number of opportunities for local people<sup>(15)</sup>. It is noted that the allocation of land for employment does not support Objective 10 for affordable housing.</p> <p>Further investment in the area would provide positive economic benefits and meet Objectives 12 and 13.</p>													
<p><b>Mitigation measures</b></p> <p>To ensure that alternative policies are in place to protect surrounding green space (or allocate new areas) and limit pollution. To ensure that the existing Design Guide is supported through the new local plan.</p>													
<b>Option B - Identify specific areas for specific uses.</b>													
Short	0	+	0	0	0	+/-	0	+	0	-	+	+	+
Medium	0	+	0	0	0	+/-	0	+	0	-	+	++	++
Long	0	+	0	0	0	+/-	0	+	0	-	+	++	++
<p><b>Commentary</b></p> <p>This option would retain employment uses in Pin Green but exclude office development and restrict unit sizes.</p> <p>Our evidence shows that there are several empty office units across the Borough and there is demand for non-office employment land which scores positively against Objective 2. Whilst this provides for a local need, it is recognised that some non-office employment uses may have adverse environmental effects.</p> <p>New opportunities for development enable an extension of the area's character as an employment area (Objective 8) and enhance the distinction of this area as such. The policy will also restrict unit size which is appropriate for this smaller employment area (smaller when compared with Gunnels Wood) which is surrounded by residential land. It is noted that the allocation of land for employment does not support Objective 10 for affordable housing.</p>													

Sustainability Objectives													
In terms of local opportunities, this option performs very well against Objectives 12 and 13 by ensuring the availability of employment land and opportunities for local people. This will improve the investment and viability of the area, particularly over time as new developments come forward. It is also recognised that office developments are more appropriate in alternative locations. Although Pin Green is well served by public transport, it is recognised that locations nearer to the transport hubs in the town centre are more appropriate for office development.													
Mitigation measures													
To ensure that industries with adverse environmental effects are managed and sited appropriately.													
<b>Option C - Allow a range of job-creating uses in addition to traditional employment uses.</b>													
Short	-	+/-	0	0	0	+/-	0	0	0	-	+	+	+
Medium	-	+/-	0	0	0	+/-	0	0	0	-	++	++	++
Long	-	+/-	0	0	0	+/-	0	0	0	-	++	++	++
Commentary													
<p>This approach will enable a greater range of uses to locate in Pin Green.</p> <p>If other types of development are enabled across all areas with limited consideration of the site conditions then this could increase pressure on biodiversity (Objective 1). This might also have adverse environmental conditions, particularly where the area abuts residential areas (Objective 6). This might have an adverse effect if a lack of management provides an inappropriate mix of opportunities for local people (Objective 2) leading to adverse environmental conditions locally. It is noted that the allocation of land for employment does not support Objective 10 for affordable housing. Adversely, however, this might enable new businesses to develop in Pin Green which might create a greater variety of employment opportunities for local residents. This then scores positively against Objectives 2, 12 and 13.</p>													
Mitigation measures													
This option will require the development of specific design and environmental condition policies to ensure that there are no adverse effects on residential areas. Alternative land options for employment uses might also need to be considered as we seek to achieve greater sustainability within the town, greater employment opportunities for local people. This might also require a design code for Pin Green to ensure that buildings and spaces work well.													
<b>Option D - Allow a specified part of the area to be re-developed from employment use to housing.</b>													
Short	+	+/-	0	+	0	+	0	0	0	++	+	--	--
Medium	+	+/-	0	+	0	+	0	0	0	++	+	--	--
Long	+	+/-	0	+	0	+	0	0	0	++	+	--	--
Commentary													
<p>This option performs well in delivering housing (including affordable housing) for an existing and growing local population (Objective 2 and 10) and would enable the redevelopment of brownfield land for open space and playspace (Objective 1). Complete redevelopment of an area would enable any current issues to be addressed - this might include land contamination (Objective 4) and pollution (Objective 6) - there are no known flood issues in the area at present<sup>(16)</sup>. The placement of a residential site within a largely industrial area might have negative implications due to adverse environmental conditions of neighbouring employment uses (Objective 2).</p>													

	Sustainability Objectives
	<p>Development would be adjacent to an employment area so would reduce the need to travel for local residents employed locally (Objective 11), but the release of land for housing would reduce the number of employment and training options for the town as a whole (Objective 12) and reduce the amount of investment, threatening the viability of the employment area more generally (Objective 13).</p> <p>It should be noted that Pin Green provides an employment site to the north east of the Borough, with Gunnels Wood to the west of the town. The location of this area reduces pressure on transport links to/from Gunnels Wood and might be considered to reduce the amount of cross-town travel.</p>
	Mitigation measures
	<p>To ensure that the area abuts existing residential areas and is not isolated from other key facilities.</p> <p>To ensure there are new employment land allocations which could still lead to an overall net increase in employment land and jobs.</p>

## Issue 12 - New Employment Land

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Work with North Hertfordshire District Council to deliver a new 30 hectare (ha) employment site at Junction 7 of the A1(M).</b>													
Short	--	+	0	0	0	-	0	0	0	0	-	++	++
Medium	--	+	0	0	0	-	0	0	0	0	-	++	++
Long	--	+	0	0	0	-	0	0	0	0	-	++	++
Commentary													
<p>This option would require the rollback of the Green Belt and is an area of land adjacent to a Site of Special Scientific interest. Development of this site for any purpose could have a negative effect on biodiversity (Objective 1). It is also recognised that, without supporting infrastructure, this site would increase the need to travel and potentially increase carbon emissions (Objectives 6 &amp; 11) - the site is located next to junction 7 of the A1(M) and is inaccessible by foot.</p> <p>However, it is acknowledged that the site provides a good strategic location for employment which could ultimately improve opportunities for existing and future residents (Objective 2). Our employment study states that the site has the strongest strategic potential (as the largest site) and would provide the greatest benefits in terms of work and investment opportunities (Objectives 12 &amp; 13), when compared with other options.</p>													
Mitigation measures													
Consider whether compensatory provision of the Green Belt is required in another authority whilst ensuring that designation meets the tests set out in the NPPF. Ensure that development of the site is designed to reduce the impact on the nearby SSSI. Improve options for sustainable transport measures.													
<b>Option B - Safeguard or allocate around 6 ha of land to the west of North Road.</b>													
Short	-	+	0	0	0	+	0	0	0	0	+	+	+
Medium	-	+	0	0	0	+	0	0	0	0	+	+	+
Long	-	+	0	0	0	+	0	0	0	0	+	+	+
Commentary													
It is recognised that development of this area of green space would have a negative effect on biodiversity, although there are no habitat or species designations on this site. Overall this option performs well with an opportunity to provide employment growth and investment opportunities in a location already well-served with public transport and easily accessible by foot or cycle.													
Mitigation measures													
None identified.													
<b>Option C - Safeguard or allocate up to 10 ha of land to the east of North Road as part of a new neighbourhood.</b>													
Short	--	+	0	0	0	+	0	0	0	0	+	+	+
Medium	--	+	0	0	0	+	0	0	0	0	+	+	+
Long	--	+	0	0	0	+	0	0	0	0	+	+	+
Commentary													

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

## Mitigation measures

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

## Option D - Safeguard or allocate around 7 ha of land to the north of Stevenage Road.

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

## Commentary

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

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

## Mitigation measures

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

## Option E - Safeguard or allocate around 7 ha of land to the west and south-west of Junction 8.

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

## Commentary

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

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

## Mitigation measures

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

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



Short	-	++	0	0	0	-	0	0	0	0	-	+	+
Medium	-	++	0	0	0	-	0	0	0	0	-	+	+
Long	-	++	0	0	0	-	0	0	0	0	-	++	++
Commentary													
<p>Development of this site, whilst not Green Belt land, would require the loss of greenfield land, thus scoring negatively against biodiversity - albeit not as poorly as other options. This option would increase the need to travel, given that it is located on the edge of the town, which would increase emissions.</p> <p>However, this option provides the greatest opportunities for employment growth in terms of size which could give the greatest benefits in terms of supporting the economy and providing job opportunities for existing and future residents - although the exact nature of employment would be decided through other policies and issues.</p>													
Mitigation measures													
Improve options for sustainable transport measures.													
<b>Option G - Do not safeguard or allocate any new employment land.</b>													
Short	++	-	+	0	0	0	0	0	0	0	-	-	-
Medium	++	--	+	0	0	0	0	0	0	0	-	--	--
Long	++	--	+	0	0	0	0	0	0	0	--	--	--
Commentary													
<p>This option performs well in environmental terms (Objectives 1 &amp; 3) as it does not require the development of land. However, it is acknowledged that this options fails to provide opportunities for existing and future residents and performs very poorly in terms of employment and investment opportunities (Objectives 2, 12 &amp; 13). It also encourages the need to travel further afield for employment (Objective 10). It is considered that the negative effects of employment provision will increase over the medium to long term as local populations rise.</p>													
Mitigation measures													
Will require joint working with neighbouring authorities to ensure that replacement employment opportunities are provided in the sub-region or the intensification of existing employment land over the long term.													

## Issue 14 - A New Foodstore

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Identify one or more neighbourhood centres to be redeveloped with new foodstores.</b>													
Short	0	+	0	0	0	0	0	+	0	-	+	0	+
Medium	0	+	0	0	0	0	0	+	0	-	+	0	+
Long	0	+	0	0	0	0	0	+	0	-	+	0	+
Commentary													
<p>This option generally performs well in terms of sustainability, although the redevelopment of existing neighbourhood centres might put the mixed use function of a centre, including housing, at risk.</p> <p>This option would, however, provide enhanced facilities for the existing and growing population (Objective 2), encourage the redesign of centres which do not perform well in design terms<sup>(17)</sup> (Objective 8) and improve the economic performance of these local centres (Objective 13). This option will reduce the need to travel as all of the centres are currently well served by passenger transport (Objective 11).</p>													
Mitigation measures													
Ensure that the mixed use of the centres is retained or compensatory housing is provided elsewhere.													
<b>Option B - Identify a completely new site for a large foodstore.</b>													
Short	?	+	?	?	0	0	0	?	0	-	?	0	+
Medium	?	+	?	?	0	0	0	?	0	-	?	0	+
Long	?	+	?	?	0	0	0	?	0	-	?	0	+
Commentary													
<p>There are several unknown effects of this option as a new site has not yet been identified. The exact location of the site could affect a number of Objectives.</p> <p>It is acknowledged that this option would provide new facilities for the existing and growing population (Objective 2) and improve the local economy (Objective 13). However, the removal of a potential development site from a housing option will negatively effect Objective 10.</p>													
Mitigation measures													
To ensure that the location of a new site does not negatively effect environmental objectives or reduce options for housing growth across the Borough.													
<b>Option C - Allow extensions to existing large foodstores and/or neighbourhood centre shops.</b>													
Short	0	+	0	0	0	0	0	?	0	?	+	0	+
Medium	0	+	0	0	0	0	0	?	0	?	+	0	+
Long	0	+	0	0	0	0	0	?	0	?	+	0	+

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

	Sustainability Objectives
Commentary	<p>This option has some unknown effects as it unclear which centres/stores might be extended. However, where effects have been identified, this option performs positively against all objectives.</p> <p>Extending existing premises would provide for the population (Objective 2) and improve the local economy (Objective 13) at locations already well serviced by passenger/ sustainable transport measures (Objective 11).</p>
Mitigation measures	<p>To ensure that the extension of existing centres enhances local distinctiveness - as the function of local/ neighbourhood centres is a key component of the original new town design.</p> <p>To ensure that the existing number of dwellings at existing centres is not compromised, and that options to increase housing numbers are identified where possible.</p>

## Issue 15 - Passenger Transport, Walking and Cycling

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Provide new or improved bus services.</b>													
Short	+	+	0	0	0	++	0	0	++	0	++	++	++
Medium	+	+	0	0	0	++	0	0	++	0	++	++	++
Long	+	+	0	0	0	++	0	0	++	0	++	++	++
Commentary													
Sustainable travel performs well in all categories <sup>(18)</sup> where effects have been identified. By increasing the availability of sustainable transport this option has a positive effect biodiversity and air quality (Objectives 1 and 6) and on the accessibility of local services and employment opportunities (Objectives 9, 11 and 12). The improvement of access also encourages local population growth (Objective 2) and investment in people and infrastructure (Objective 13). No negative effects have been identified.													
Mitigation measures													
None identified.													
<b>Option B - Encourage more flexible and home-working.</b>													
Short	+	+	0	0	0	++	0	0	0	0	++	+	++
Medium	+	+	0	0	0	++	0	0	0	0	++	+	++
Long	+	+	0	0	0	++	0	0	0	0	++	+	++
Commentary													
This option performs well in all categories where effects have been identified. Encouraging home working directly reduces the need to travel <sup>(19)</sup> (Objective 11) which has positive effects for biodiversity and pollution (Objectives 2 and 6). This option also encourages wellbeing (Objective 2) by providing alternative options for local residents. It improves access to different employment opportunities through an investment in people and the local economy (Objectives 12 and 13). No negative effects have been identified.													
Mitigation measures													
None identified.													
<b>Option C - Improve pedestrian and cycling facilities.</b>													
Short	+	++	0	0	0	++	0	+	++	0	++	+	+
Medium	+	++	0	0	0	++	0	+	++	0	++	+	+
Long	+	++	0	0	0	++	0	+	++	0	++	+	+
Commentary													
This option performs well in all categories where effects have been identified. By increasing the availability of sustainable transport this option has a positive effect biodiversity and air quality (Objectives 1 and 6) and on the accessibility of local													

18 Stevenage UTP, 2010

19 Alternatives to Travel, DfT, 2011

Sustainability Objectives													
services and employment opportunities (Objectives 9, 11 and 12). The improvement of access also encourages local population growth (Objective 2) and investment in people and infrastructure (Objective 13). This option might also be considered to create places and spaces that work well through the improvement of links through areas (Objective 8). No negative effects have been identified.													
Mitigation measures													
None identified.													
<b>Option D - Do all of the above.</b>													
Short	+	++	0	0	0	++	0	0	++	0	++	++	++
Medium	+	++	0	0	0	++	0	0	++	0	++	++	++
Long	+	++	0	0	0	++	0	0	++	0	++	++	++
Commentary													
This option would provide a combination of Options A through C. This option performs positively against all objectives where effects have been identified.													
Mitigation measures													
None identified.													
<b>Further option i - Make improvements to the A1(M).</b>													
Short	-	++	-	0	0	--	0	0	++	+	-	++	++
Medium	-	++	-	0	0	--	0	0	++	++	-	++	++
Long	-	++	-	0	0	--	0	0	++	++	-	++	++
Commentary													
<p>This option encourages use of the road network and therefore will have a negative effect on biodiversity and particularly pollution (Objectives 1 and 6). This might also increase flood risk (Objective 3) if surface run-off is increased and does not encourage use of sustainable transport (Objective 11).</p> <p>However, this option does improve access to and from Stevenage which will have a positive impact on growth (Objectives 2 and 13). An increase in demand for properties will increase supply and gives rise to opportunities to improve access to services and employment (Objectives 9 and 12) and affordable housing (Objective 10).</p>													
Mitigation measures													
To ensure that potential negative effects on the environment are addressed, for example through SUDS schemes. It will be necessary to ensure the ongoing monitoring of polluting particulates to ensure that increases in pollution from road transport do not exceed accepted levels.													

## Issue 16 - The Location of New Homes

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

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option i - A previously developed land (PDL) site</b>													
Short	++	+	0	+	0	0	0	0	0	+	+	+	+
Medium	++	+	0	+	0	0	0	0	0	+	+	+	+
Long	++	+	0	+	0	0	0	0	0	+	+	+	+
Commentary													
<p>It is considered that this option performs the best in terms of sustainability. The redevelopment of existing urban sites negates the need to develop a greenfield site, thus performing well in terms of biodiversity. This option also provides an opportunity to improve habitats on urban sites through best practice urban design principles. This option also promotes the opportunity to rectify any existing issues of land contamination which may or may not be present on particular urban sites.</p> <p>Site development for housing provides for the needs of existing and future residents; provides opportunities for affordable homes; reduces the need to travel as sites are located within the existing, serviceable urban area; improves access to existing educational facilities; and supports the economy through the provision of homes for local employees.</p>													
Mitigation measures													
Ensure that the maximum number of PDL sites are sought.													
<b>Option ii - An active employment site</b>													
Short	+	+	0	+	0	0	0	0	0	+	+	-	+
Medium	+	+	0	+	0	0	0	0	0	+	+	-	+
Long	+	+	0	+	0	0	0	0	0	+	+	-	+
Commentary													
<p>It is considered that this option performs well in terms of sustainability. This option provides an opportunity to improve habitats on urban sites through best practice urban design principles. This option also promotes the opportunity to rectify any existing issues of land contamination which may or may not be present on particular urban sites.</p> <p>Site development for housing provides for the needs of existing and future residents; provides opportunities for affordable homes; reduces the need to travel as sites are located within the existing, serviceable urban area; and improves access to existing educational facilities.</p> <p>Although the redevelopment of existing urban sites negates the need to develop a greenfield site, thus performing well in terms of biodiversity, this will require the development of employment land which performs poorly in terms of supporting the local economy.</p>													
Mitigation measures													
To identify PDL non-employment sites first.													

Sustainability Objectives													
To work with neighbouring authorities to identify alternative employment sites which may be located outside of the administrative area but bordering Stevenage.													
<b>Option iii - A Greenfield site within the urban area</b>													
Short	-	+/-	0	0	0	0	0	0	0	+	+	+	+
Medium	-	+/-	0	0	0	0	0	0	0	+	+	+	+
Long	-	+/-	0	0	0	0	0	0	0	+	+	+	+
Commentary													
<p>This option would require the development of existing areas of open space.</p> <p>The redevelopment of greenspace performs poorly in terms of biodiversity and also by removing recreational space for existing and future residents.</p> <p>However, it is recognised that this option would provide for the needs of existing and future residents in terms of housing; provide greater opportunities for affordable homes; reduce the need to travel as sites are located within the existing, serviceable urban area; improve access to existing educational facilities; and support the economy through the provision of homes for local employees.</p>													
Mitigation measures													
<p>To identify PDL sites first.</p> <p>To maximise biodiversity opportunities on redeveloped sites.</p>													
<b>Option iv - A Greenfield site outside the urban area</b>													
Short	-	+/-	0	0	0	0	0	0	0	+	-	+	+
Medium	-	+/-	0	0	0	0	0	0	0	+	+	+	+
Long	-	+/-	0	0	0	0	0	0	0	+	+	+	+
Commentary													
<p>This option would require the development of existing areas of open space outside of the urban area, including Green Belt sites.</p> <p>The redevelopment of greenspace performs poorly in terms of biodiversity and also by removing recreational space for existing and future residents.</p> <p>However, it is recognised that this option would provide for the needs of existing and future residents in terms of housing; provide greater opportunities for affordable homes; improve access to existing educational facilities; and support the economy through the provision of homes for local employees.</p> <p>However, it is recognised that, in the short term, sites at the outer fringe of the town could lack access to passenger transport and other services which would increase the need to travel by car.</p>													
Mitigation measures													
To identify PDL sites first.													

	Sustainability Objectives
	<p>To maximise biodiversity opportunities on redeveloped sites.</p> <p>To ensure that services are in place as development come forward.</p>



## Issue 17 - House Conversions

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - We could permit house conversions in all circumstances</b>													
Short	+	+/-	0	0	0	+	0	-	-	+	+	0	+
Medium	+	+/-	0	0	0	+	0	-	-	+	+	0	+
Long	+	+/-	0	0	0	+	0	-	-	+	+	0	+
Commentary													
<p>This option delivers well in sustainability terms. The development of house conversions allows smaller units to be developed from larger under-used properties without the need for new land allocations. This is positive for biodiversity (Option 1) as new build properties might require the need for development of land currently providing wildlife habitats.</p> <p>Locally, conversions will reduce deprivation (Objective 10) by providing the type of properties currently in highest demand. Overall, the provision of homes in greatest need supports the local economy (Objective 13) by providing greater opportunities for local workers within existing local communities.</p> <p>Conversions also limit pollution (Objective 6), a negative effect of development. Pollution might also be reasonably limited through the conversion of properties already served by existing methods of sustainable transport (Objective 11).</p> <p>It should be noted that conversions meet the needs of a growing population (Objective 2) but this is balanced with the additional demands placed upon the local infrastructure. Where additional capacity is not available in the network of services, this fails to meet the needs of existing residents (Objectives 2 &amp; 9). This might mean that additional pressures on, for example parking, would lead to issues with the original design of these spaces which were meant for much lower density living (Objective 8).</p>													
Mitigation measures													
No mitigation measures identified that are not considered within Option B.													
<b>Option B - We could only permit house conversions when existing and potential residents are not adversely affected.</b>													
Short	+	++	0	0	0	+	0	0	0	+	+	0	+
Medium	+	++	0	0	0	+	0	0	0	+	+	0	+
Long	+	++	0	0	0	+	0	0	0	+	+	0	+
Commentary													
<p>This option delivers very well in sustainability terms. It provides all of the positive benefits described by Option A. Additionally, this option balances the benefits to the existing and growing population (Objective 2). The known demand for smaller properties can be realised in a sustainable way without placing adverse pressure on local services.</p>													
Mitigation measures													
No mitigation measures identified.													
<b>Option C - We could not permit any house conversions.</b>													
Short	-	-	0	0	0	-	0	0	0	-	-	0	+
Medium	-	--	0	0	0	-	0	0	0	-	-	0	+

Long	-	--	0	0	0	-	0	0	0	-	-	0	+
Commentary													
<p>Where effects have been identified, this option performs poorly against almost each objective. The removal of conversions as an option for housing supply will require local housing need to be delivered elsewhere. This will perform poorly for many environmental objectives as the demand for land supply will increase, having a negative effect on biodiversity, pollution and flood risk.</p> <p>This option fails to provide a sustainable housing solution which does not assist in reducing deprivation or reducing the need to travel.</p> <p>Positively, this option might support the local economy as development will be required elsewhere. This may provide greater benefits to the wider population through a more suitable mix of property styles.</p>													
Mitigation measures													
Ensure that sufficient smaller properties are considered as part of the broader development strategy and within appropriate site allocations.													

## Issue 18 - Affordable Housing

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - We should set targets that require up to 40% affordable housing on qualifying sites.</b>													
Short	0	++/-	0	0	0	0	0	0	0	++	++	0	+/-
Medium	0	++/-	0	0	0	0	0	0	0	++	++	0	++/-
Long	0	++/-	0	0	0	0	0	0	0	++	++	0	++/-
<p>Commentary</p> <p>Where issues have been identified, this option performs very well. By providing affordable housing to meet local need this option performs well against Objectives 2 &amp; 10.</p> <p>As more people will be able to afford to live locally this will reduce the need to travel for local employment (Objective 11) and also support the local economy (Objective 13).</p> <p>By considering a tiered approach to affordable housing delivery, this option maximises the potential for development without affecting viability. This, in turn, further supports Objective 13 to ensure that the local building industry is supported.</p> <p>However, it is also recognised<sup>(20)</sup> that a higher levels of affordable housing provision might not improve the overall imbalance of stock across the town. It is acknowledged that this approach might not encourage the release of sites performing poorly against Objectives 2 and 13.</p>													
Mitigation measures:													
Ensure that the provision of more affordable housing does not restrict growth.													
<b>Option B - We should set targets that are higher than Option a.</b>													
Short	0	+	0	0	0	0	0	0	0	++	0	0	+
Medium	0	-	0	0	0	0	0	0	0	++	0	0	-
Long	0	--	0	0	0	0	0	0	0	++	0	0	--
<p>Commentary</p> <p>This option does address deprivation (Objective 10) by providing more affordable homes and it will reduce the need to travel for these workers. However, it will increase the need to travel for those local workers that wish to buy a property who will find it necessary to move elsewhere. This creates a neutral performance against Objective 11.</p> <p>This option does perform differently over time. In the short term, this option provides more affordable housing but in the medium to long term the increase of affordable housing will perform poorly as less market value homes are provided. This does not meet sustainability objectives as it will lead to an imbalance in the social make-up of the town. It will also mean that less housing is available for local workers which, in the long term, will fail to support the local economy (Objective 13). It may also mean that sites become less viable to develop. This will fail to support the local building industry but will also fail to deliver any potential housing targets we would hope to achieve.</p>													
Mitigation measures:													
Ensure that the provision of more affordable housing does not restrict growth.													

Option C - We should set targets that are lower than Option a.													
Short	0	-	0	0	0	0	0	0	0	--	--	0	0
Medium	0	-	0	0	0	0	0	0	0	--	--	0	--
Long	0	--	0	0	0	0	0	0	0	--	--	0	--
Commentary													
<p>Where issues have been identified, this option performs poorly. This option would fail to meet the needs of existing and future residents (Objective 2) through an under-provision of affordable housing. Over a long time period this will lead to further out-migration.</p> <p>Objective 10 relates to the provision of decent, appropriate and affordable housing and this option would perform poorly over all time periods through under-provision. If people need to move out of Stevenage to live then this will increase the need to travel (Objective 11) for work or leisure opportunities. This would fail to support the local economy (Objective 13) and could lead to people out-migrating to live, and potentially work, elsewhere.</p>													
Mitigation measures:													
Ensure that an under provision does not increase deprivation.													

## Issue 19 - Housing Mix

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - We should follow the recommendations of our evidence base.</b>													
Short	0	++	0	0	0	0	0	0	0	++	0	0	0
Medium	0	++	0	0	0	0	0	0	0	++	0	0	0
Long	0	++	0	0	0	0	0	0	0	++	0	0	0
Commentary													
<p>This option delivers positively in sustainability terms. Development sites will be decided in future iterations of the local plan and it's associated SA but plainly there will be a need to ensure that certain types of home are placed in appropriate locations. For example, higher density development should be located in accessible locations (NPPF).</p> <p>At this stage we can see that, overall, the mix of housing makes a positive impact in the improvement of access to appropriate housing (Objective 10). It will also meet the needs of existing residents and encourage population growth by delivering units based on local need (Objective 2) as outlined in the NPPF and Stevenage SHMA, 2013. This will reduce the trend of out-commuting currently identified in our baseline review, see also the Stevenage Employment &amp; Economy Baseline Study, 2013.</p>													
Mitigation measures													
No mitigation measures identified.													
<b>Option B - We should focus on large family homes.</b>													
Short	+	--	0	0	0	0	0	0	0	--	-	0	-
Medium	+/-	--	0	0	0	0	0	0	0	--	-	0	-
Long	+/-	--	0	0	0	0	0	0	0	--	-	0	-
Commentary													
<p>This option will provide a mix of both positive and negative sustainability effects. Development of large family homes might perform positively in biodiversity terms (Objective 1) through the development of private gardens which create greater opportunities for wildlife. However, this option would require greater land allocations which might impact negatively on biodiversity over the longer term.</p> <p>This option does not provide for the total mix of deficiencies in the current housing stock<sup>(21)</sup> and so performs poorly against Objectives 2 and 10. This option also performs badly for the local economy (Objective 13) as it does not provide the total mix required to support local workers and therefore centres of employment. As a result, local employees might be forced to seek accommodation outside of the Borough and subsequently this increases the need to travel (Objective 11).</p>													
Mitigation measures													
Ensure that location of large family homes are in appropriate locations and that alternative sites consider other housing type needs.													
<b>Option C - We should focus on flats and units for first time buyers.</b>													

21 Stevenage SHMA, 2013

Short	-	--	0	0	0	0	0	0	0	+	-	0	-
Medium	+/-	--	0	0	0	0	0	0	0	+	-	0	-
Long	+/-	--	0	0	0	0	0	0	0	+	-	0	-
Commentary													
<p>This option will provide a mix of both positive and negative sustainability effects. Development of flats and smaller units might limit opportunities for the development of private gardens which reduce opportunities for wildlife (Objective 1). However, this option would require less land which could impact positively on opportunities for biodiversity.</p> <p>This option does not provide for the total mix of deficiencies in the current housing stock and so performs poorly against Objective 2. However, this option does provide a larger number of smaller units which are generally more affordable<sup>(22)</sup> and would increase opportunities for first time buyers (Objective 10).</p> <p>This option performs badly for the local economy (Objective 13) as it does not provide the total mix required<sup>(23)</sup> to support local workers and therefore centres of employment. As a result, local employees might be forced to seek accommodation outside of the Borough and subsequently this increases the need to travel (Objective 11).</p>													
Mitigation measures													
Ensure that location of flats and unit for first time buyers are in appropriate locations and that alternative sites consider other housing type needs.													

22 Stevenage AMR, 2012

23 Stevenage SHMA, 2013

## Issue 20 - Gypsies and Travellers

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Extend the existing site at Dyes Lane.</b>													
Short	+	++	0	0	0	0	0	0	+	+	+	+	+
Medium	+	++	0	0	0	0	0	0	+	+	+	+	+
Long	+	++	0	0	0	0	0	0	+	+	+	+	+
Commentary													
The Dyes Lane site, located west of the A1(M), is an established Gypsy and Traveller site which currently holds 17 pitches. This option would provide further pitches at this authorised site and therefore performs well in terms of socio-economic objectives. The extension of an existing site provides new homes within an established community. The provision of new homes supports the local economy and improves access to services.													
Mitigation measures													
None identified.													
<b>Option B - Identify a new site, probably to Junction 8 of the A1(M).</b>													
Short	-	+/-	0	0	0	0	0	0	+/-	+	+/-	+	+
Medium	-	+/-	0	0	0	0	0	0	+/-	+	+/-	+	+
Long	-	+/-	0	0	0	0	0	0	+/-	+	+/-	+	+
Commentary													
The allocation of an alternative site is appraised based on the principle of a new land allocation. In terms of improving access to services (Objective 9) and reducing the need to travel (Objective 11), further work will be required if a site is identified. The effects could either be negative or positive.													
The allocation of new land will have a negative effect on biodiversity (Objective 1) if the site is a greenfield location. The provision of a small isolated site could also have negative implications for human health and well-being if the site is unsustainable.													
In general terms, the provision of new homes supports the local economy and could improve access to services.													
Mitigation measures													
To ensure the site is located in a sustainable location and that the intended occupants are part of an integrated community.													
<b>Option C - Identify a different site elsewhere.</b>													
Short	-	+/-	0	0	0	0	0	0	+/-	+	+/-	+	+
Medium	-	+/-	0	0	0	0	0	0	+/-	+	+/-	+	+
Long	-	+/-	0	0	0	0	0	0	+/-	+	+/-	+	+
Commentary													
The sustainability affects of this option are identical to Option B. Without a precise site to appraise, the sustainability appraisal is outlined in general terms.													

	Sustainability Objectives
	<p>The allocation of an alternative site is appraised based on the principle of a new land allocation. In terms of improving access to services (Objective 9) and reducing the need to travel (Objective 11), further work will be required if a site is identified. The effects could either be negative or positive.</p> <p>The allocation of new land will have a negative effect on biodiversity (Objective 1) if the site is a greenfield location. The provision of a small isolated site could also have negative implications for human health and well-being if the site is unsustainable.</p> <p>In general terms, the provision of new homes supports the local economy and could improve access to services.</p>
	Mitigation measures
	To ensure the site is located in a sustainable location and that the intended occupants are part of an integrated community.



## Issue 21 - Character Zones

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Carry forward the approach in the Old Town Area Action Plan for this part of the town.</b>													
Short	0	0	0	0	0	0	++	++	0	0	0	0	0
Medium	0	-	0	0	0	0	++	++	0	0	0	0	+/-
Long	0	--	0	0	0	0	++	++	0	0	0	0	+/-
<p>Commentary</p> <p>Character zone statements will encourage the development of the area in a way which is sympathetic to existing character, as encouraged by the NPPF, whilst seeking to resolve some current localised issues.</p> <p>Of particular note is the positive impact this option will have on historic areas and in developing places that work well and are integrated into the existing built environment (Objectives 7 and 8).</p> <p>The long term effect of a more managed approach in the Old Town will further enhance the attractiveness of the area as an area in which to spend time, encouraging the use of the area and therefore supporting the local economy (Objective 13)<sup>(24)</sup>. However, it is also recognised that whilst a more managed approach will enhance the built area of the Old Town, it's restrictive elements may also stifle investment (Objective 13).</p> <p>It is recognised that this option performs poorly in the medium to long term by restricting growth in the area. Restrictions on scale and massing within the area remove the flexibility to develop the area using innovative methods that might have a reduced impact on the street scene. Reducing housing numbers will not help to meet the needs of existing residents or encourage population growth in a very sustainable part of the town (Objective 2).</p>													
Mitigation measures:													
Ensure that increased management does not negatively impact growth.													
<b>Option B - Extend the character zone approach to cover the whole town.</b>													
Short	0	-	0	0	0	0	++	++	0	-	0	0	0
Medium	0	--	0	0	0	0	++	++	0	-	0	0	+/-
Long	0	--	0	0	0	0	++	++	0	-	0	0	+/-
<p>Commentary</p> <p>Character zone statements will encourage the development of the area in a way which is sympathetic to existing character whilst seeking to resolve some current localised issues.</p> <p>Of particular note is the positive impact this option will have on historic areas, particularly non-designated heritage assets (see NPPF), and in developing places that work well and are integrated into the existing built environment (Objectives 7 and 8).</p> <p>The long term effect of a more managed approach across the town will further enhance the attractiveness of areas in which to spend time, encouraging the use of the area and therefore supporting the local economy, as encouraged by the NPPF. However, it is also recognised that whilst a more managed approach will enhance the built fabric of the town, restrictions over a broad area may deter investment.(Objective 13).</p>													

24 Heritage Works: the use of historic buildings in regeneration, English Heritage.

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

Mitigation measures:

Ensure that increased management does not negatively impact growth.

**Option C - Do not use area-based policies and apply generic criteria to all applications for development.**

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

Commentary

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

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

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

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

Mitigation measures:

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

## Issue 22 - Neighbourhood Centres and Facilities

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Retain the existing neighbourhood centre designations set in the District Plan.</b>													
Short	0	+	0	0	0	0	0	0	++	++	0	+	-
Medium	0	+/-	0	0	0	0	0	-	+/-	++	0	+	-
Long	0	+/-	0	0	0	0	0	--	--	++	0	+	--
<p>Commentary</p> <p>Our approach has been to support the modernisation of community buildings where assessments illustrate that sites are still viable. This option performs well in terms of human health and providing for the needs of existing and future residents (Objective 2). Community buildings provide opportunities for leisure and social facilities which also performs well in terms of increasing access to services (Objective 9) and reducing social deprivation (Objective 10). The provision of community buildings might also provide opportunities for learning and improving skills through an informal classroom style environment. This performs well in sustainability terms by meeting the needs of Objective 12.</p> <p>However, it is recognised that the retention of facilities at centres which are no longer economically viable or vital will have a negative effect (Objective 13) which may amplify over the longer term. The quality of these centres may also deteriorate over time if the Council is unable to invest in or support all of the allocated centres. This will have negative impacts over the medium to long term for Objectives 2, 8 &amp; 9.</p>													
Mitigation measures													
No mitigation measures identified.													
<b>Option B - Make change to reflect the current nature of our centres and facilities.</b>													
Short	0	+	0	0	0	0	0	0	-	+	-	-	+
Medium	0	+	0	0	0	0	0	0	-	+	-	-	+
Long	0	+	0	0	0	0	0	0	-	+	-	-	+
<p>Commentary</p> <p>This option would reduce the overall number of designated centres which could perform poorly in terms of access to services, knowledge and education (Objectives 9 &amp; 12) and the need to travel could be increased (Objective 11).</p> <p>However, it is recognised that this option could provide positive benefits by enabling some centres to become available for other land allocations such as housing. This would perform well in terms of providing for local need (Objective 2) and reducing social deprivation (Objective 10). It is also recognised that there would be significant economic benefits (Objective 13) in concentrating the services and facilities in fewer locations providing an improved chance of viability and vitality to local businesses.</p>													
Mitigation measures													
To ensure that access to services is not so significantly affected so as to reduce the availability of services in particular areas of the town.													
<b>Option C - Allow more flexibility and let the market decide what to provide.</b>													
Short	0	+	0	0	0	0	0	0	+/-	+/-	+/-	+/-	+

Medium	0	++	0	0	0	0	0	0	+/-	+/-	+/-	+/-	++
Long	0	++	0	0	0	0	0	0	+/-	+/-	+/-	+/-	++
Commentary													
<p>This option is more difficult to assess in terms of sustainability as there are potentially positive and negative effects to this option. Access to services, knowledge and education could be negatively affected if centres become unviable (Objectives 9 &amp; 12) and the need to travel could be increased (Objective 11).</p> <p>However, this option would perform very well in terms of providing for existing and future residents (Objective 2) based on need. It also supports the local economy (Objective 13) by making the best use of land. This option could improve social deprivation by ensuring that centres which are under-performing are developed into alternative uses such as housing (Objective 10) but this is not a guaranteed solution. Centres could spiral into disrepair causing significant social deprivation.</p>													
Mitigation measures													
<p>To ensure that access to services is not so significantly affected so as to reduce the availability of services in particular areas of the town.</p> <p>To ensure that centres do not become so degraded that they become the target of anti-social behaviour. The gradual decline of a centre would create a poor image for a local area. There would need to be pro-active agreements in place to either ensure the continued viability of a centre or the redevelopment of all/part of a centre to support the local population.</p>													

## Issue 23 - Lister Hospital

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Do not identify land for the future expansion of the hospital.</b>													
Short	++	-	+	0	0	0	0	0	0	-	0	0	-
Medium	++	--	+	0	0	0	0	0	0	-	0	-	--
Long	++	--	+	0	0	0	0	0	0	-	0	-	--
Commentary													
<p>This option performs well in environmental sustainability although poorly in socio-economic terms.</p> <p>The development of the existing site removes the need for new land allocations. This is positive for biodiversity (Objective 1) as wildlife habitats might otherwise be at greater risk. This option will also performs well in terms of reducing flood risk (Objective 3)<sup>(25)</sup>. By containing development within the existing boundary the amount of developed land is lessened thus reducing surface water run-off.</p> <p>In terms of social inclusiveness, this option limits development of the site and therefore reduces the scope to improve human health (Objective 2) and social deprivation (Objective 10). It is anticipated that limiting the flexibility of the site might have a significantly adverse effect over the medium to long term as the future needs of the hospital might not be met<sup>(26)</sup>.</p> <p>Limits placed on the long term development of the hospital will also have significantly adverse effects economically. This option would put the delivery of future jobs at risk and fail to support the local economy (Objectives 12 and 13) at a site which provides the greatest number of jobs within the town<sup>(27)</sup>.</p>													
Mitigation measures													
No mitigation measures identified.													
<b>Option B - Safeguard land to the north of the Lister Hospital for future expansion.</b>													
Short	-	+	-	0	0	0	0	0	0	+	0	0	+
Medium	--	++	-	0	0	0	0	0	0	+	0	+	++
Long	--	++	-	0	0	0	0	0	0	+	0	+	++
Commentary													
<p>This option performs well in socio-economic terms although poorly in environmental sustainability.</p> <p>Safeguarding land for future development puts local habitats and species at risk and therefore performs poorly in terms of biodiversity (Objective 1). The development of further land would also increase surface water run-off and increase the probability of local flooding issues (Objective 3)<sup>(28)</sup>.</p> <p>However, increased flexibility for future development improves the probability that the needs of the local and sub-regional population will be met in terms of human health, especially over the medium to long term (Objective 2). Locally, this option provides more opportunity to reduce social deprivation (Objective 10) by reducing the incidence of negative health</p>													

25 Stevenage SFRA 2009 & 2013.

26 Submissions by NHS Trust and Stevenage Employment Capacity Update, 2010.

27 Stevenage Employment Capacity Update, 2010.

28 Stevenage SFRA 2009 & 2013.

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

## Mitigation measures

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

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

## Issue 24 - Leisure and Culture

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Identified option</b> - to support the modernisation of leisure and cultural facilities where assessments illustrate that sites are still viable.													
Short	0	+	0	0	0	0	0	0	++	++	++	0	+
Medium	0	++	0	0	0	0	0	0	++	++	++	0	+
Long	0	++	0	0	0	0	0	0	++	++	++	0	+
Commentary													
<p>Our approach has been to support the modernisation of leisure and cultural facilities where assessments illustrate that sites are still viable. This option performs well in terms of human health and providing for the needs of existing and future residents (Objective 2). This option also performs well in terms of increasing access to services (Objective 9) and reducing social deprivation (Objective 10). We will continue to support the provision of new facilities in accessible locations as this reduces the need to travel (Objective 11).</p> <p>As growth options are developed we will assess the town-wide supply of leisure and cultural facilities in future iterations of the local plan and the accompanying, evolving sustainability appraisal. It will be necessary to assess the distribution of facilities required for growth and ensure that their location remains accessible for existing and future residents.</p>													
Mitigation measures													
No mitigation measures identified.													

## Issue 25 - Education

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Identified option</b> - to support the modernisation of educational facilities where assessments illustrate that sites are still required to meet current needs.													
Short	0	+	0	0	0	0	0	0	++	++	+	++	++
Medium	0	+	0	0	0	0	0	0	++	++	+	++	++
Long	0	+	0	0	0	0	0	0	++	++	+	++	++
Commentary													
<p>Our approach has been to support the modernisation of educational facilities where assessments illustrate that sites are still required to meet current needs.</p> <p>This option performs well in terms of human health and providing for the needs of existing and future residents (Objective 2). This option also performs well in terms of increasing access to services (Objective 9) and reducing social deprivation (Objective 10). We will continue to support the provision of new facilities in accessible locations as this reduces the need to travel (Objective 11).</p> <p>The improvement in quality and access to educational facilities also delivers positively in terms of Objectives 12 and 13 which aim to improve access to knowledge and support the local economy.</p> <p>The County Council, as the local education authority, are currently reviewing future education needs from elsewhere within the existing town. As growth options are developed we will assess educational needs in future iterations of the local plan and the accompanying, evolving sustainability appraisal.</p>													
Mitigation measures													
No mitigation measures identified.													



## Issue 26 - Green Belt

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A</b> - Give priority to maintaining the full current extent of the Green Belt within Stevenage Borough and do not attempt to fully meet the objectively assessed needs of the Borough.													
Short	++	-	0	+	0	0	0	0	+	-	+	-	-
Medium	++	-	0	+	0	0	0	0	+	--	+	-	-
Long	++	-	0	+	0	0	0	0	+	--	+	-	-
<p><b>Commentary</b></p> <p>It is considered that this option presents the most environmentally positive option in terms of biodiversity (Objective 1) for the Green Belt. Directing growth to existing urban areas will maintain the boundary, safeguard the countryside and maintain soil quality (Objective 4). It is also recognised that this option will improve access to services (Objective 9) and reduce the need to travel (Objective 11) by directing growth to the urban area with existing supporting infrastructure.</p> <p>However, it is recognised that this option cannot deliver enough land within the Stevenage boundary as required for growth. In this respect, this option performs poorly in terms of meeting needs of existing and future residents through a limited provision of land for housing, employment and other services (Objective 2) and, therefore, does not address deprivation/affordable housing issues in the Borough (Objective 10).</p> <p>It is considered that this option does not improve access to appropriate and satisfying work (Objective 12) which, in turn, does not support the local economy (Objective 13).</p>													
<p><b>Mitigation measures</b></p> <p>Will require co-operation of neighbouring districts to meet housing demand.</p>													
<b>Option B</b> - Give priority to fully meeting the objectively assessed needs of Stevenage Borough to 2031 and pursue the rolling back of the inner Green Belt boundary (i.e. releasing land from the Green Belt) to allow development to happen.													
Short	-	++	0	-	0	0	0	0	--	+	--	+	+
Medium	-	++	0	-	0	0	0	0	-	++	-	+	+
Long	-	+	0	-	0	0	0	0	-	++	-	+	++
<p><b>Commentary</b></p> <p>This option provides well for the needs of existing and future residents (Objective 2) although it is acknowledged that this does not consider needs in the long term, beyond the plan period. This option will reduce deprivation through appropriate housing provision (Objective 10), and provide greater opportunities for employment and economic growth (Objectives 12 &amp; 13).</p> <p>However, it is recognised that this option will require the development of greenfield land which performs poorly in terms of protecting soil quality (Objective 4) and biodiversity (Objective 1). The development of land at the periphery of the Stevenage urban area could reduce access to local services and increase the need to travel to local centres in the short term (Objectives 9 &amp; 11).</p>													
<p><b>Mitigation measures</b></p> <p>Will require co-operation of neighbouring districts to meet housing demand.</p> <p>To ensure the timely provision or expansion of local services in areas of significant growth.</p>													

Sustainability Objectives													
<b>Option C</b> - Give priority to fully meeting the objectively assessed needs of the Borough to 2031 and beyond. Pursue the rolling back of the inner Green Belt boundary (i.e. releasing land from the Green Belt) and seek the identification of 'safeguarded land' for future development in neighbouring Council areas.													
Short	-	+	0	-	0	0	0	0	--	+	--	+	+
Medium	-	++	0	-	0	0	0	0	-	++	-	++	++
Long	-	++	0	-	0	0	0	0	-	++	-	++	++
Commentary													
<p>Of the three options presented, this option performs the best in terms of sustainability. By making a limited and managed release of land from the Green Belt for essential infrastructure this option will enable the Council to deliver land opportunities for local and future needs beyond the lifetime of the local plan, as directed by the NPPF.</p> <p>This option performs well in terms of providing for future residents (Objective 2) and could deliver a large number of affordable homes (Objective 10). It is considered that the release of larger sections of land for essential development beyond the plan period will also provide greater employment opportunities, supporting the local economy. It is recognised that these positive effects will be particularly felt over the longer term.</p> <p>However, there are repercussions to this approach. As with Option B, it is recognised that this option will require the development of greenfield land which performs poorly in terms of protecting soil quality (Objective 4) and biodiversity (Objective 1). The development of land at the periphery of the Stevenage urban area could reduce access to local services and increase the need to travel to local centres in the short term (Objectives 9 &amp; 11).</p>													
Mitigation measures													
To ensure the timely provision or expansion of local services in areas of significant growth.													

## Issue 27 - Sustainability Standards

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Use Code for Sustainable Homes/ BREEAM standards.</b>													
Short	0	+/-	+	0	+	+	0	0	0	-	0	0	0
Medium	0	+/-	+	0	+	+	0	0	0	-	0	0	0
Long	0	+/-	+	0	+	+	0	0	0	-	0	0	0
Commentary													
<p>This approach will perform positively for improving well-being (Objective 2), encouraging water conservation (Objective 3), increasing recycling (Objective 5) and maximising renewable energy production (Objective 6).</p> <p>However, it is recognised that higher quality build techniques could affect viability which, in turn, could reduce the number of homes built ~ this could impact negatively against Objectives 2 &amp; 10.</p>													
Mitigation measures													
Ensure viability is not compromised and build more affordable homes.													
<b>Option B - Set local targets for renewable energy and low carbon technologies.</b>													
Short	0	+/-	+	0	0	++	0	0	0	--	+	0	0
Medium	0	+/-	+	0	0	++	0	0	0	--	+	0	0
Long	0	+/-	+	0	0	++	0	0	0	--	+	0	0
Commentary													
<p>The effects of this approach are similar to Option A for the same reasons. However, it is acknowledged that higher demands at the local level could further weaken viability which would have greater negative effects against Objective 10.</p>													
Mitigation measures													
Ensure viability is not compromised and build more affordable homes.													
<b>Option C - Set standards for water consumption in new development.</b>													
Short	0	+/-	++	0	0	0	0	0	0	-	0	0	0
Medium	0	+/-	++	0	0	0	0	0	0	-	0	0	0
Long	0	+/-	++	0	0	0	0	0	0	-	0	0	0
Commentary													
<p>It is recognised that this approach performs well in terms of enhancing well-being (Objective 2) and encouraging water conservation (Objective 3). However, it is noted that higher quality build techniques could affect viability which, in turn, could reduce the number of homes built ~ this could impact negatively against Objectives 2 &amp; 10.</p>													
Mitigation measures													
Ensure viability is not compromised and build more affordable homes.													

	Sustainability Objectives												
Option D - Use higher emissions standards than building regulations.													
Short	0	+/--	0	0	0	++	0	0	0	--	0	0	0
Medium	0	+/--	0	0	0	++	0	0	0	--	0	0	0
Long	0	+/--	0	0	0	++	0	0	0	--	0	0	0
Commentary													
This approach will perform positively for improving well-being (Objective 2), encouraging water conservation (Objective 3), increasing recycling (Objective 5) and maximising renewable energy production (Objective 6).													
However, it is recognised that the requirement for build techniques higher than the current national standard could significantly affect viability which, in turn, could reduce the number of homes built ~ this could impact negatively against Objectives 2 & 10.													
Mitigation measures													
Ensure viability is not compromised and build more affordable homes.													
Option E - Introduce local targets or standards for more than one or all of these things.													
Short	0	+/-	++	0	+	++	0	0	0	-	+	0	0
Medium	0	+/-	++	0	+	++	0	0	0	-	+	0	0
Long	0	+/-	++	0	+	++	0	0	0	-	+	0	0
Commentary													
As a combination measured approach to sustainability this option also performs well against environmental objectives. Viability of development is a key area of concern and the Council should ensure that proposed policies do do have a negative impact on meeting local housing needs (Objectives 2 and 10).													
Mitigation measures													
Ensure viability is not compromised and build more affordable homes.													
Option F - Do not introduce local targets or standards and rely on national standards and/or existing guidance.													
Short	0	+	+	0	+	+	0	0	0	0	+	0	0
Medium	0	+	+	0	+	+	0	0	0	0	+	0	0
Long	0	+	+	0	+	+	0	0	0	0	+	0	0
Commentary													
This approach performs the best in terms of sustainability. The Council is able to meet Government targets whilst exposing development viability to minimal risk.													
Mitigation measures													
None identified.													

## Issue 28 - Open Space Designations

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - To carry forward the District Plan allocations unchanged.</b>													
Short	+	+/-	0	0	0	0	0	+	0	--	0	0	0
Medium	+	+/-	0	0	0	0	0	+	0	--	0	0	0
Long	+	+/-	0	0	0	0	0	+	0	--	0	0	0
Commentary													
<p>This approach will continue to protect designated open spaces which enhances biodiversity, human health and places that work well (Objectives 1, 2 &amp; 8).</p> <p>However, this approach fails to designate areas which have become more important in either qualitative or quantitative terms since 2004. This might include allotments which have seen an increase in demand by local residents in recent years.</p> <p>It is also recognised that the continued protection of land which has not been assessed, in qualitative terms, would restrict opportunities for housing (Objectives 2 &amp; 10).</p>													
Mitigation measures													
Ensure that the designations are appropriate and of high quality for maximum biodiversity aims.													
<b>Option B - To take forward the approach in the draft LDF documents and make any necessary changes to reflect current circumstances.</b>													
Short	++	++	0	0	0	0	0	+	0	+	0	0	0
Medium	++	++	0	0	0	0	0	+	0	+	0	0	0
Long	++	++	0	0	0	0	0	+	0	+	0	0	0
Commentary													
This option performs well against all objectives where an effect has been identified. This approach will protect those areas worthy of protection, ensure that new areas are identified where appropriate and remove designations which may no longer perform well in terms of biodiversity.													
Mitigation measures													
None identified.													
<b>Option C - As Option B but also protect smaller areas of open space.</b>													
Short	++	++	0	0	0	0	0	++	0	+	0	0	0
Medium	++	++	0	0	0	0	0	++	0	+	0	0	0
Long	++	++	0	0	0	0	0	++	0	+	0	0	0
Commentary													
This option performs well against all objectives where an effect has been identified. This approach will protect those areas worthy of protection, ensure that new areas are identified where appropriate and remove designations which may													


	Sustainability Objectives
	no longer perform well in terms of biodiversity. It is recognised that this option performs best, against alternative options, in terms of protecting local character designations (Objective 8).
	Mitigation measures
	None identified.

## Issue 29 - Heritage Assets

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Option A - Include local policies to help determine applications that affect heritage assets.</b>													
Short	0	+	0	0	0	0	++	++	0	0	0	0	0
Medium	0	+	0	0	0	0	++	++	0	0	0	0	0
Long	0	+	0	0	0	0	++	++	0	0	0	0	0
Commentary													
It is considered that this option performs the best in terms of sustainability. It enhances well-being, protects the setting of buildings and areas designated for their historical importance and enhances the distinctiveness of local character.													
Mitigation measures													
To ensure that there is no repetition of national guidance.													
<b>Option B - Do not include local policies and rely on national guidance and legislation instead.</b>													
Short	0	+	0	0	0	0	++	+	0	0	0	0	0
Medium	0	+	0	0	0	0	++	+	0	0	0	0	0
Long	0	+	0	0	0	0	++	+	0	0	0	0	0
Commentary													
Whilst this option performs well against the same objectives as Option A, it is recognised that a reliance on national guidance does not take into account locally specific character. This option, therefore, performs less well against Objective 8.													
Mitigation measures													
To ensure that local policy is robust and afforded maximum weight in the planning decision process.													





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

The Stevenage Borough Local Plan Sustainability Appraisal

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

#### Site 001: Shephall View

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 001 - Shephall View.													
Short	-	+/-	-	+/-	-	0	0	0	0	+	+/-	0	+
Medium	0	0	-	0	-	0	0	0	0	+	+/-	0	0
Long	0	0	-	0	-	0	0	0	0	+	+/-	0	0
Commentary													
<p>Development of this site will result in the localised loss of recreational space (notwithstanding proximity to Fairlands Valley Park) and community facilities. It will also result in the loss of a greenfield site of no particular environmental designation in the short term but then no further impact.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Loss of greenfield site will decrease permeability although the site is not in close proximity to an area of flood risk. Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>Site is well located - in close proximity to a local centre.</p>													
Mitigation measures													
<p>Sustainable Urban Drainage Systems (SUDS) should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Landscaping should be provided within/around the site to reduce the impact on biodiversity.</p> <p>Community facilities on the site should be retained or re-provided.</p>													

### Site 003: Ferrier Road

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 003 - Ferrier Road.</b>													
Short	-	+/-	-	-	-	0	0	0	0	+	-	0	+
Medium	0	0	-	0	-	0	0	0	0	+	-	0	0
Long	0	0	-	0	-	0	0	0	0	+	-	0	0
Commentary													
<p>Development of this site will result in the localised loss of recreational space (notwithstanding proximity to Chells Park) and community facilities. It will also result in the loss of a greenfield site of no particular environmental designation in the short term but then no further impact.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Loss of greenfield site will decrease permeability although the site is not in close proximity to an area of flood risk.</p> <p>Site is in a suburban location with only limited access to public transport. Car ownership means that the use of this mode may increase locally.</p>													
Mitigation measures													
<p>SUDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Landscaping should be provided within/around the site to reduce the impact on biodiversity.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>													

## Site 004: Pond Close

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 004 - Pond Close.													
Short	+	+	+	+	0	+	+/-	+/-	0	+	+	0	+/-
Medium	+	0	+	0	0	+	+/-	+/-	0	+	+	0	+/-
Long	+	0	+	0	0	+	+/-	+/-	0	+	+	0	+/-
Commentary													
<p>Development which is designed to enhance the surrounding Conservation Area and the setting of the adjacent listed buildings would make a positive contribution to the area.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>Site is currently used as employment land. Development of the site would result in the loss of this use.</p> <p>The site is located within the Old Town and has excellent access to local facilities and public transport. This could reduce reliance upon private motor transport and decrease in/out commuting.</p> <p>The site currently contains very few permeable areas. Any redevelopment that incorporated landscaping would increase permeability and enhance biodiversity.</p>													
Mitigation measures													
Development should be designed to enhance the Conservation Area.													

## Site 005: Snooker Club

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 005 - Snooker Club.													
Short	+	+	+	+	0	+	+/-	+/-	0	+	+	0	+
Medium	+	0	+	0	0	+	+/-	+/-	0	+	+	0	+
Long	+	0	+	0	0	+	+/-	+/-	0	+	+	0	+
Commentary													
<p>Site is located adjacent to a Conservation Area and a listed building. Development which is designed to enhance the surrounding Conservation Area and the setting of the adjacent listed buildings would make a positive contribution to the area.</p> <p>The site is located within the Old Town and has excellent access to local facilities and public transport. This could reduce reliance upon private motor transport.</p> <p>The site currently contains very few permeable areas. Any redevelopment that incorporated landscaping would increase permeability and enhance biodiversity.</p>													
Mitigation measures													
Development should be designed to enhance the adjacent Conservation Area and should not be detrimental to the setting of the adjacent listed building.													

## Site 107: Ken Brown Car Showroom

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 107 - Ken Brown Car Showroom.</b>													
Short	+	+	+	+	0	0	0	0	0	0	0	0	-
Medium	+	0	+	0	0	0	0	0	0	0	0	0	0
Long	+	0	+	0	0	0	0	0	0	0	0	0	0
Commentary													
<p>Site would provide additional homes in the short term, helping to encourage local population growth. However, site is considered too small to register any significant effect in terms of affordable housing provision.</p> <p>The site currently contains no permeable areas. Any redevelopment that incorporated landscaping/SUDS would increase permeability and enhance biodiversity.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>Site is currently used as employment land. Development of the site would result in the loss of this use.</p>													
Mitigation measures													
None identified.													

### Site 123: The Forum Car Park

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 123 - The Forum Car Park.</b>													
Short	0/+	+/-	+	+	-	0	0	+	+	+	++	0	++
Medium	0/+	+/-	+	0	-	0	0	+	+	+	++	0	++
Long	0/+	+/-	+	0	-	0	0	+	+	+	++	0	++
Commentary													
<p>The site consists primarily of an impermeable tarmac parking area. Development which included landscaping and SUDS would significantly reduce surface water flood risk and improve biodiversity.</p> <p>Development would encourage localised population growth. The loss of the existing parking could reduce accessibility to the community, cultural and recreational facilities of the town centre.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>There would be a localised increase in domestic waste/refuse creation.</p> <p>The site is located on a prominent corner plot. Well designed development could create local distinctiveness and a sense of place.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
<p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Re-provision of parking if required.</p>													

## Site 125: Stevenage Leisure Park

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 125 - Stevenage Leisure Park.</b>													
Short	0/+	+/-	+	+	-	0	0	+	+	+	++	0	++
Medium	0/+	+/-	+	0	-	0	0	+	+	+	++	0	++
Long	0/+	+/-	+	0	-	0	0	+	+	+	++	0	++
Commentary													
<p>The site consists primarily of an impermeable tarmac parking area. Development which included landscaping and SUDs would significantly reduce surface water flood risk and improve biodiversity.</p> <p>Development would encourage localised population growth. The loss of the existing parking could reduce accessibility to the community, cultural and recreational facilities of the town centre.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>There would be a localised increase in domestic waste/refuse creation.</p> <p>The site is located on a prominent corner plot. Well designed development could create local distinctiveness and a sense of place.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
<del>Development should be designed to minimise waste production and maximise recycling.</del>													



## Site 126: Park Place

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 126 - Park Place.													
Short	0	+	+	+	?	0	+/-	+	+	0	++	0	++
Medium	0	+	+	0	?	0	+/-	+	+	0	++	0	++
Long	0	+	+	0	?	0	+/-	+	+	0	++	0	++
Commentary													
<p>Development which included SUDS would reduce surface water flood risk. Likely to be insufficient space for any landscaping due to the density of development required.</p> <p>Development would encourage localised population growth and would increase accessibility to the town centre's facilities.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>Uncertain whether there would be a localised increase in waste/refuse creation as the site is currently developed and occupied.</p> <p>Site is located adjacent to a Conservation Area. Well designed development could enhance the Conservation Area whereas poorly designed development could detract from it.</p> <p>Development of a well designed mixed use scheme could create a sense of place. Excellent access to town centre services for new residents.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p> <p>Site is considered too small to register any significant effect in terms of affordable housing provision.</p>													
Mitigation measures													
<p>High standard of design should be required.</p> <p>Mixed use scheme required.</p>													

## Site 128: Town Centre West

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 128 - Town Centre West.													
Short	+	++	+	+	-	0	+/-	+	+	++	++	0	++
Medium	+	++	+	0	-	0	+/-	+	+	+	++	0	++
Long	+	++	+	0	-	0	+/-	+	+	+	++	0	++
Commentary													
<p>Development of this large scale site would provide opportunities to introduce elements of landscaping to an area which is currently lacking in biodiversity.</p> <p>Development which utilised SUDS would reduce surface water flood risk.</p> <p>Development would facilitate localised population growth on a significant scale. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities.</p> <p>Likely that there would be a localised increase in waste/refuse creation.</p> <p>Site is located adjacent to a Conservation Area. Well designed development could enhance the Conservation Area whereas poorly designed development could detract from it.</p> <p>Development of a well designed mixed use scheme could create a sense of place on a significant scale. Excellent access to town centre services for new residents.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre on a significant scale and help to create a local market for local goods/services.</p>													
Mitigation measures													
<p>Mixed use scheme required.</p> <p>High standard of design should be required.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p>													

## Site 129: The Forum Retails Units

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 129 - The Forum Retail Units.</b>													
Short	+/0	+	+	+	?	0	0	+	+	+	++	0	+/-
Medium	+/0	+	+	0	?	0	0	+	+	+	++	0	+/-
Long	+/0	+	+	0	?	0	0	+	+	+	++	0	+/-
Commentary													
<p>Development may provide opportunities to include landscaping and improve biodiversity on the site. A scheme which included SUDS would reduce surface water flood risk.</p> <p>Development would facilitate localised population growth. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities.</p> <p>Land is previously developed. Development would prioritise the use of previously developed land within the town. Uncertain whether waste/refuse production would increase if site was re-developed.</p> <p>Development of a well designed, mixed use scheme could create a sense of place on a significant scale. Excellent access to town centre services for new residents.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services. Existing retail units are designated as primary retail frontage. These uses should be incorporated into any development to ensure that they are not lost.</p>													
Mitigation measures													
<p>Mixed use scheme required to allow retention of primary retail frontage.</p> <p>High standard of design should be required.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p>													

## Site 131: Southgate Car Park

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 131 - Southgate Car Park .</b>													
Short	+/0	+/-	+	+	-	0	+/-	+	+	0	++	0	++
Medium	+/0	+/-	+	0	-	0	+/-	+	+	0	++	0	++
Long	+/0	+/-	+	0	-	0	+/-	+	+	0	++	0	++
Commentary													
<p>The site consists primarily of an impermeable tarmac parking area. Development which included landscaping and SUDS would significantly reduce surface water flood risk and improve biodiversity.</p> <p>Development would encourage localised population growth. The loss of the existing parking could reduce accessibility to the community, cultural and recreational facilities of the town centre.</p> <p>There would be a localised increase in domestic waste/refuse creation.</p> <p>Site is located adjacent to a Conservation Area. Well designed development could enhance the Conservation Area whereas poorly designed development could detract from it.</p> <p>Well designed development could help to create local distinctiveness and a sense of place. Excellent access to town centre services for new residents.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
<p>Mixed use scheme required.</p> <p>High standard of design should be required.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Re-provision of parking if required.</p>													

## Site 132: Multi Storey Car Park

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 132 - Multi Storey Car Park.</b>													
Short	0/+	+/-	+	+	-	0	+/-	+	+	+	++	0	++
Medium	0/+	+/-	+	0	-	0	+/-	+	+	+	++	0	++
Long	0/+	+/-	+	0	-	0	+/-	+	+	+	++	0	++
Commentary													
<p>Development which included landscaping and SUDS would significantly reduce surface water flood risk and improve biodiversity.</p> <p>Development would encourage localised population growth. The loss of the existing parking could reduce accessibility to the community, cultural and recreational facilities of the town centre.</p> <p>The site is previously developed land. Development would therefore prioritise the use of previously developed land within the town.</p> <p>There would be a localised increase in domestic waste/refuse creation.</p> <p>Site is located adjacent to a Conservation Area. Well designed development could enhance the Conservation Area whereas poorly designed development could detract from it.</p> <p>Well designed development could help to create local distinctiveness and a sense of place.</p> <p>Excellent access to town centre services for new residents.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
<p>Mixed use scheme would help to increase access to services.</p> <p>High standard of design should be required.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Re-provision of parking if required.</p>													

## Site 133: Car Park behind M & S

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 133 - Car Park behind M &amp; S.</b>													
Short	0/+	+/-	+	+	-	0	0	+	+	0	++	0	++
Medium	0/+	+/-	+	0	-	0	0	+	+	0	++	0	++
Long	0/+	+/-	+	0	-	0	0	+	+	0	++	0	++
Commentary													
<p>Development which included landscaping and SUDS would significantly reduce surface water flood risk and improve biodiversity.</p> <p>Development would encourage localised population growth. The loss of the existing parking could reduce accessibility to the community, cultural and recreational facilities of the town centre.</p> <p>The site is previously developed land. Development would therefore prioritise the use of previously developed land within the town. There would be a localised increase in domestic waste/refuse creation.</p> <p>Well designed development could create a space/building which worked well and helped to create a sense of place. This would be an improvement upon the existing site which consists only of a surface car park.</p> <p>Excellent access to town centre services for new residents.</p> <p>Site is considered too small to register any significant effect in terms of affordable housing provision.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
<p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Re-provision of parking if required.</p>													

### Site 135: North West Queensway Units

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 135 - North West Queensway Units.</b>													
Short	0/+	+	+	+	?	0	0	+	+	0	++	0	+/-
Medium	0/+	+	+	0	?	0	0	+	+	0	++	0	+/-
Long	0/+	+	+	0	?	0	0	+	+	0	++	0	+/-
Commentary													
<p>Development may provide opportunities to include landscaping and improve biodiversity on the site. A scheme which included SUDS would reduce surface water flood risk.</p> <p>Development would facilitate localised population growth. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities.</p> <p>Land is previously developed. Development would therefore prioritise the use of previously developed land within the town. Uncertain whether waste/refuse production would increase if site was re-developed as it is currently occupied.</p> <p>Development of a well designed mixed use scheme could help to create a sense of place. Excellent access to town centre services for new residents.</p> <p>Site is considered too small to register any significant effect in terms of affordable housing provision.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services. Existing retail units are designated as primary retail frontage. These uses should be incorporated into any development to ensure they are not lost.</p>													
Mitigation measures													
<p>Mixed use scheme required to allow retention of primary retail frontage.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p>													

## Site 136: South West Queensway Units

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 136 - South West Queensway Units.</b>													
Short	0/+	+	+	+	?	0	+/-	+	+	0	++	0	+/-
Medium	0/+	+	+	0	?	0	+/-	+	+	0	++	0	+/-
Long	0/+	+	+	0	?	0	+/-	+	+	0	++	0	+/-
Commentary													
<p>Development may provide opportunities to include landscaping and improve biodiversity on the site. A scheme which included SUDS would reduce surface water flood risk.</p> <p>Development would facilitate localised population growth. Mixed use scheme would increase the provision of, and accessibility to, community, cultural and recreational facilities.</p> <p>Land is previously developed. Development would therefore prioritise the use of previously developed land within the town. Uncertain whether waste/refuse production would increase if site was re-developed as it is currently occupied.</p> <p>Site is located partially within a Conservation Area. Sensitively designed development could enhance the character and appearance of the Conservation Area.</p> <p>Development of a well designed mixed use scheme could help to create a sense of place. Excellent access to town centre services for new residents.</p> <p>Site is considered too small to register any significant effect in terms of affordable housing provision.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services. Existing retail units are designated as primary retail frontage. These uses should be incorporated into any development to ensure that they are not lost.</p>													
Mitigation measures													
<p>Mixed use scheme required to allow retention of primary retail frontage.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>A high standard of design should be required to enhance the Conservation Area.</p>													



## Site 138: Staples

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 138 - Staples.</b>													
Short	+	+	+	+	-	0	0	+	+	0	++	0	+/-
Medium	+	+	+	0	-	0	0	+	+	0	++	0	+/-
Long	+	+	+	0	-	0	0	+	+	0	++	0	+/-
Commentary													
<p>Development which included landscaping and SUDS would significantly reduce surface water flood risk and improve biodiversity.</p> <p>Development would facilitate localised population growth. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>The site is previously developed land. Development would therefore prioritise the use of previously developed land within the town.</p> <p>The development of new homes would result in a localised increase in waste/refuse creation.</p> <p>Well designed development could create a space/building which worked well and helped to create a sense of place.</p> <p>Excellent access to town centre services for new residents.</p> <p>Site is considered too small to register any significant effect in terms of affordable housing provision.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services. However, mixed use development would be required to avoid job losses caused by the loss of the current employment use on the site.</p>													
Mitigation measures													
<p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Mixed use scheme required.</p>													

## Site 141: Matalan

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 141 - Matalan.													
Short	+	+	+	+	-	0	0	+	+	+	++	0	+/-
Medium	+	+	+	0	-	0	0	+	+	+	++	0	+/-
Long	+	+	+	0	-	0	0	+	+	+	++	0	+/-
Commentary													
<p>Development that incorporated landscaping and SUDS would significantly increase permeability and enhance biodiversity.</p> <p>Development would facilitate localised population growth. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>The site is previously developed land. Development would prioritise the use of previously developed land within the town.</p> <p>The development of new homes would result in a localised increase in waste/refuse creation.</p> <p>Well designed development could create a building(s)/space which worked well and helped to create a sense of place.</p> <p>Excellent access to town centre services for new residents.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>The site is located in a sustainable location with excellent access to the town centre's facilities and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services. However, mixed use development would be required to avoid job losses caused by the loss of the current employment use on the site.</p>													
Mitigation measures													
<p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Mixed use scheme required.</p>													

### Site 144: Car Park (North)

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 144 - Car Park (North).</b>													
Short	0/+	+	+	+	-	+/-	0	0	+	+	++	0	+
Medium	0/+	+	+	0	-	+/-	0	0	0	+	++	0	+
Long	0/+	+	+	0	-	+/-	0	0	0	+	++	0	+
<b>Commentary</b>  <p>The site currently consists of an impermeable hardstanding used for car parking. Any redevelopment that incorporated landscaping/SUDS would significantly increase permeability and enhance biodiversity.</p> <p>The site is located in a sustainable location with excellent access to the town centre's facilities and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would encourage local population growth within the town centre. There would be a localised increase in waste/refuse creation.</p> <p>Location of site adjacent to Lytton Way and the railway line may result in noise pollution having a detrimental affect upon future residents.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p>													
<b>Mitigation measures</b>  <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Noise mitigation measures likely to be required.</p>													

## Site 145: Car Park (South)

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 145 - Car Park (South).</b>													
Short	0/+	+	+	+	-	+/-	0	0	+	+	++	0	+
Medium	0/+	+	+	0	-	+/-	0	0	0	+	++	0	+
Long	0/+	+	+	0	-	+/-	0	0	0	+	++	0	+
<b>Commentary</b>  <p>The site currently consists of an impermeable hardstanding used for car parking. Any redevelopment that incorporated landscaping/SUDS would significantly increase permeability and enhance biodiversity.</p> <p>The site is located in a sustainable location with excellent access to the town centre's facilities and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would encourage local population growth within the town centre. There would be a localised increase in waste/refuse creation.</p> <p>Location of site adjacent to Lytton Way and the railway line may result in noise pollution having a detrimental affect upon future residents.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p>													
<b>Mitigation measures</b>  <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Noise mitigation measures likely to be required.</p>													

# Site 149: Danesgate House

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 149 - Danesgate House.													
Short	+	+/-	+	+	-	0	0	+	+/-	0	++	0	++
Medium	+	+	+	0	-	0	0	+	+	0	++	0	++
Long	+	+	+	0	-	0	0	+	+	0	++	0	++
Commentary													
<p>Development that incorporated landscaping and SUDS would significantly increase permeability and enhance biodiversity.</p> <p>Development would help to facilitate localised population growth. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities. The loss of the registry office would have a negative impact in the short term.</p> <p>Land is previously developed. Development would therefore prioritise the use of previously developed land within the town.</p> <p>Development would result in a localised increase in waste/refuse creation.</p> <p>Well designed development could create a building(s)/space which worked well and helped to create a sense of place.</p> <p>Excellent access to town centre services for new residents.</p> <p>Site is not considered large enough to make any significant impact with regard to affordable housing provision/access.</p> <p>The site is located in a sustainable location with excellent access to the town centre's facilities and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
<p>Registry Office should be retained or re-provided.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p>													

## Site 150: Twin Foxes

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 150 - Twin Foxes.													
Short	+	+/-	+	+	-	0	0	+	-	0	+	0	+/-
Medium	+	+/-	+	0	-	0	0	+	0	0	+	0	+/-
Long	+	+/-	+	0	-	0	0	+	0	0	+	0	+/-
Commentary													
<p>Development that incorporated landscaping and SUDS would reduce surface water flood risk and enhance biodiversity.</p> <p>Development would help to facilitate localised population growth but would result in the loss of the existing pub facility and would not therefore protect community facilities.</p> <p>Land is previously developed. Development would therefore prioritise the use of previously developed land within the town.</p> <p>Development would result in a localised increase in waste/refuse creation.</p> <p>Well designed development could create a building(s)/space which worked well and helped to create a sense of place.</p> <p>Development would result in the loss of the existing pub facility and would not therefore improve access to all services and community facilities.</p> <p>Site located immediately adjacent to existing neighbourhood shops/services, reducing the need to travel. Development would help to establish a low carbon economy and create a local market for local goods.</p> <p>Loss of the pub facility could have a negative impact in terms of supporting and growing the local economy.</p>													
Mitigation measures													
<p>The pub facility should be retained, re-provided or its loss justified.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p>													

# Site 151: BP Garage, Primett Road

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 151 - BP Garage, Primett Road.													
Short	-	0	0/-	0/+	0	+	0	0	0	0	++	0	+
Medium	-/0	0	0/-	0/+	0	+	0	0	0	0	++	0	+
Long	-/0	0	0/-	0/+	0	+	0	0	0	0	++	0	+
Commentary													
<p>Site analysis shows possible contamination which would be dealt with during development.</p> <p>The site is located within the Old Town and has excellent access to local facilities and public transport. This could reduce reliance upon private motor transport.</p> <p>The site includes a grassed, permeable area to the south. High density development would result in the loss of this area with associated flood risk and biodiversity impacts.</p> <p>Site is not considered large enough to make any significant impact with regard to affordable housing provision/access.</p>													
Mitigation measures													
Development which utilised landscaping and SUDS could mitigate against loss of existing grassed area.													

## Site 201: Shephall Centre and adjacent amenity land

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 201- Shephall Centre and adjacent amenity land.													
Short	-	-/+	-	-	-	+/-	+	0	0	+	+/-	+	0
Medium	0	0	-	0	-	+/-	0	0	0	+	+/-	+	0
Long	0	0	-	0	-	+/-	0	0	0	+	+/-	+	0
Commentary													
<p>Development will involve the loss of a greenfield site and the localised loss of recreational space. Biodiversity and surface water impacts will be negative unless mitigated against.</p> <p>Increase in dwelling stock will result in small increase in domestic waste production.</p> <p>Site located in close proximity to educational facilities reducing the need to travel and providing good access. However, car ownership means there is likely to be a small localised increase in this mode of transport.</p> <p>Site located partly within a Conservation Area and partly within an area of archaeological significance. Existing buildings of a low quality and well designed development could enhance the Conservation Area.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p>													
Mitigation measures													
<p>Development which utilises landscaping and SUDS could mitigate against loss of existing grassed area in terms of biodiversity and surface water flood risk.</p> <p>Community facility could be retained/replaced as part of development.</p>													



## Site 209: Ex-Play Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 209 - Ex-Play Centre.													
Short	-	+/-	-	+/-	-	+	0	0	0	+	+	0	+
Medium	0	+	-	0	-	+	0	0	0	0	+	0	0
Long	0	+	-	0	-	+	0	0	0	0	+	0	0
Commentary													
<p>Majority of site is greenfield land. Biodiversity and surface water flood risk impacts will be negative unless mitigated against. Development would cause the localised loss of recreational space.</p> <p>Community facility would be lost in the short term , although this is not currently in use.</p> <p>Increase in dwelling stock will result in small increase in domestic waste production.</p> <p>Site located in very close proximity to neighbourhood centre reducing the need to travel by car/public transport to these facilities.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing although site is too small for significant impact.</p>													
Mitigation measures													
<p>Development which utilises landscaping and SUDS could mitigate against loss of large existing grassed area in terms of biodiversity and surface water flood risk.</p> <p>Community facility could be retained/replaced as part of development.</p>													

## Site 211: Bedwell Medical Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 211 - Bedwell Medical Centre.													
Short	+	-	+	+	0	0	0	0	-	0	-	+/-	0
Medium	+	-	+	0	0	0	0	0	-	0	-	+/-	0
Long	+	-	+	0	0	0	0	0	-	0	-	+/-	0
Commentary													
<p>Site is primarily hardstanding/building - any development which included landscaping and SUDS would increase biodiversity and reduce surface water flood risk.</p> <p>Existing health facility would be lost.</p> <p>Site is located in close proximity to school/nursery which could reduce the need to travel to these facilities. However, car ownership means that the use of this mode of transport is likely to increase locally.</p> <p>Site considered too small to significantly increase access to affordable homes.</p>													
Mitigation measures													
Medical facility would need to be relocated.													

## Site 212: Scout Hut

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 212 - Scout Hut .													
Short	-	-/+	-	+	0	0	0	0	-	0	0	+	0
Medium	0	0	-	0	0	0	0	0	0	0	0	+	0
Long	0	0	-	0	0	0	0	0	0	0	0	0	0
Commentary													
<p>Development of site would result in short term loss of grassed area which is of no particular environmental designation. This would also increase the surface water flood risk from the site.</p> <p>Existing community facility would be lost.</p> <p>Site is located in close proximity to schools on Mobbsbury Way which could reduce the need to travel to these facilities. However, car ownership means that the use of this mode of transport is likely to increase locally. Proximity to schools would also help to improve access to educational facilities for new residents.</p> <p>Site considered too small to significantly increase access to affordable homes.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p>													
Mitigation measures													
<p>Development which included landscaping and SUDS would mitigate loss of existing grassed areas in biodiversity and flood risk terms.</p> <p>Scout hut (community facility) would need to be retained/relocated/replaced.</p>													

## Site 213: Land at Eliot Road

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 213 - Land at Eliot Road.</b>													
Short	-	-/+	-	+	0	0	0	0	-	0	+	+	0
Medium	-	0	0	0	0	0	0	0	0	0	+	+	0
Long	-	0	0	0	0	0	0	0	0	0	+	+	0
Commentary													
<p>Development of site would result in the loss of part of the Green Link within which the site is located. This section of the link is however in a peripheral location and is not central to the link's integrity.</p> <p>Development would encourage local population growth but would result in the loss of a community facility.</p> <p>Site is located in close proximity to large neighbourhood centre and adjacent to a school. This could reduce reliance upon private motor transport. It would also provide easy access to educational facilities.</p> <p>Site considered too small to significantly increase access to affordable homes.</p>													
Mitigation measures													
<p>Community facilities would need to be replaced.</p> <p>Policy review of Green Link may also be required.</p>													

## Site 214: Day Nursery

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 214 - Day Nursery.													
Short	-	-	-	+/-	0	0	0	0	-	0	0	0	0
Medium	0	-	-	0	0	0	0	0	0	0	0	0	0
Long	0	-	-	0	0	0	0	0	0	0	0	0	0
Commentary													
<p>Development will result in the loss of the grassed area which forms the northern section of the site. This is of no particular environmental designation. Negative short term impact upon biodiversity and then no further impact.</p> <p>Loss of grassed area will increase flood risk from the site.</p> <p>Nursery facility would be lost if entire site is developed although this could be replaced or incorporated within the development.</p> <p>Site adjacent to wildlife site but not located within it and therefore unlikely to have any impact.</p>													
Mitigation measures													
<p>Community facility would need to be replaced/retained.</p> <p>Development which included landscaping/SUDS would help to mitigate against loss of grassed area.</p>													

## Site 217: Longfield Fire and Rescue Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 217 - Longfield Fire and Rescue Centre.													
Short	0	+	0	+	-	0	0	0	0	++	+/-	+	+
Medium	0	+	0	0	-	0	0	0	0	+	+/-	+	0
Long	+	0	0	0	-	0	0	0	0	+	+/-	+	0
Commentary													
<p>Development of relatively large brownfield site indirectly reduces the requirement for development on greenfield sites in the longer term.</p> <p>Site capable of providing a significant number of homes and encouraging local population growth in the short/medium term.</p> <p>New homes will result in increase in domestic waste production.</p> <p>Site is large enough to make a significant contribution to the provision of affordable homes. Ongoing benefits from re-letting of affordable housing.</p> <p>Site located within walking distance of secondary school and sports facilities. However car ownership means that the use of this mode of transport is likely to increase locally. Site will deliver additional homes providing opportunities for people to live and work in the town and to grow the local markets for local goods/services.</p>													
Mitigation measures													
Development should include measures to encourage residents to use sustainable forms of transport - especially important due to capacity of site to deliver a relatively large number of new homes.													

## Site 218: Social Services Building

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 218 - Social Services Building.</b>													
Short	+	+/-	+/-	+	-	0	+/-	+	-/+	0	++	-	++
Medium	+	+	+/-	0	-	0	+/-	+	-/+	0	++	0	++
Long	+	+	+/-	0	-	0	+/-	+	-/+	0	++	0	++
Commentary													
<p>Development that incorporated landscaping would significantly enhance biodiversity on the site.</p> <p>Development which utilised SUDS would reduce surface water flood risk. A small section of the Southern end of the site is located within Flood Zone 2 or 3. Development which did not utilise flood mitigation measures could have a negative impact in terms of managing and minimising flooding.</p> <p>Development would help to facilitate localised population growth. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities. The immediate loss of the Social Services facility would have a negative impact in the short term.</p> <p>Site is previously developed land. Development would therefore prioritise the use of previously developed land within the town</p> <p>Development would result in a localised increase in waste/refuse creation.</p> <p>Site is located adjacent to a Conservation Area. Sensitively designed development could enhance the character and appearance of the Conservation Area.</p> <p>Development of a well designed mixed use scheme could help to create a sense of place. Excellent access to town centre services for new residents.</p> <p>Site is considered too small to register any significant effect in terms of affordable housing provision.</p> <p>The site is located in a sustainable location with excellent access to the town centre's facilities and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>The loss of the Social Services facility would be likely to have a negative impact in terms of improving access to skills, knowledge and education for local people.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
<p>Social Services facility should be retained or re-provided.</p> <p>Flood risk mitigation measures required.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>High standard of design required.</p>													

## Site 219a: Town Centre Library

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 219a - Town Centre Library.</b>													
Short	+	+/-	+	+	-	0	+/-	+	-/+	0	++	-	++
Medium	+	+	+	0	-	0	+/-	+	-/+	0	++	-	++
Long	+	+	+	0	-	0	+/-	+	-/+	0	++	-	++
Commentary													
<p>Development which included landscaping and SUDS would significantly reduce surface water flood risk and improve biodiversity.</p> <p>Development would help to facilitate localised population growth. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities. The loss of the town centre library would however have a negative impact in the short term.</p> <p>Site is previously developed land. Development would therefore prioritise the use of previously developed land within the town.</p> <p>Development would result in a localised increase in waste/refuse creation.</p> <p>Site is located adjacent to a Conservation Area. Sensitively designed development could enhance the character and appearance of the Conservation Area.</p> <p>Development of a well designed mixed use scheme could help to create a sense of place. Excellent access to town centre services for new residents. Loss of town centre library would however have a negative impact.</p> <p>Site is considered too small to register any significant effect in terms of affordable housing provision.</p> <p>The site is located in a sustainable location with excellent access to the town centre's facilities and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>The loss of the library facility would be likely to have a negative impact in terms of improving access to skills, knowledge and education for local people.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
<p>Town centre library facility should be retained or re-provided.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>High standard of design required.</p>													



## Site 223: Land at St Nicholas Park

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 223- Land at St Nicholas Park.</b>													
Short	-	-	?	-/+	-	0	0	-	-	0	-	0	0
Medium	-	-	?	0	-	0	0	-	0	0	-	0	0
Long	-	-	?	0	-	0	0	-	0	0	-	0	0
Commentary													
<p>In terms of biodiversity, development will involve the loss the greenfield area which forms the majority of the site. The use of SUDS would help to reduce surface water flood risk although it is uncertain whether this would be sufficient to mitigate against the loss of the permeable areas of the existing site.</p> <p>Development would result in the loss of a site which is designated as principal open space and which contains a community facility building.</p> <p>Part of the site is previously developed. Development of this area would therefore help to prioritise the use of previously developed land to minimise greenfield development.</p> <p>Development would result in a localised increase in waste/refuse creation.</p> <p>The loss of this section of the existing principal open space would not maintain important landscape features and help to create a sense of place.</p> <p>The loss of the existing community building would have a negative impact in terms of improving access to all services and encouraging community cohesion.</p> <p>The site is located on the edge of the town and is not in close proximity to a local centre. It is located in relatively close proximity to the town's cycle network and bus network, however car ownership means there is likely to be a small localised increase in this mode of transport.</p> <p>Site is considered too small to register any significant effect in terms of affordable housing provision.</p>													
Mitigation measures													
<p>Development which utilised landscaping and SUDS could help to mitigate against loss of existing grassed area in terms of biodiversity and surface water flood risk.</p> <p>Community facility should be retained/re-provided as part of any development.</p>													

## Site 403: Six Hills House

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 403 - Six Hills House.</b>													
Short	+	+	+	+	-	+/-	0	+	0	++	+	0/+	+/-
Medium	+	+	+	0	-	+/-	0	+	0	++	+	0/+	+/-
Long	+	0	+	0	-	+/-	0	+	0	+	+	0/+	+/-
Commentary													
<p>Site has no grassed areas and very little vegetation. Any development which included landscaping would have a positive impact upon biodiversity. Site also consists of significant areas of hardstanding. Development which included SUDS could reduce surface run off water flood risk from the site.</p> <p>Site capable of providing a significant number of homes and encouraging local population growth in the short/medium term.</p> <p>Site is large enough to make a significant contribution to the provision of affordable homes. Ongoing benefits from re-letting of affordable housing.</p> <p>New homes will result in increase in domestic waste production. Existing building is vacant so no offset.</p> <p>Railway line is located immediately to the west of the site - potential for detrimental noise impact upon future residents.</p> <p>Location of site is prominent and a landmark development could help to create a place/space/building which works well and enhances the distinctiveness of the locality.</p> <p>Site is located within walking distance of the town centre. It is however located within an employment area and the development would cause the loss of employment land although it could also facilitate easy access to local jobs.</p>													
Mitigation measures													
<p>Mixed use development would retain some of the employment land on the site.</p> <p>Noise mitigation measures may be required.</p>													

### Site 407: Orchard Road Depot

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 407 - Orchard Road Depot.</b>													
Short	+	+	+	+	0	+	+	0	0	0	+	+/0	+/-
Medium	+	0	+	0	0	0	+	0	0	0	+	+/0	+/-
Long	+	0	+	0	0	0	+	0	0	0	+	+/0	+/-
Commentary													
<p>The site currently contains no areas of biodiversity and few if any permeable areas. Any redevelopment that incorporated landscaping/SUDS would significantly increase permeability and enhance biodiversity.</p> <p>Development would encourage localised population growth but only on a very small scale.</p> <p>Site likely to be contaminated. This would be remediated during development. Increase in domestic waste production offset by loss of existing employment uses on site.</p> <p>Re-development of this commercial site, if well designed, could enhance the surrounding Conservation Area.</p> <p>Close proximity to the Old Town and associated facilities with good access to public transport infrastructure. This could reduce reliance upon private motor transport.</p> <p>Development would result in loss of existing employment use although it could also facilitate easy access to local jobs.</p> <p>Noise pollution from the existing commercial use would cease if site was developed, however proximity to adjacent railway line and employment sites would need to be mitigated against.</p>													
Mitigation measures													
Noise mitigation likely to be required against noise emissions from adjacent railway and employment sites.													

## Site 408: Saffron Ground

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 408 - Saffron Ground.													
Short	0	+/-	+	+	0	0	0/+	0/+	+	++	++	+	+/-
Medium	0	+/-	+	0	0	0	0/+	0/+	0	++	++	+	+/-
Long	0	0	+	0	0	0	0/+	0/+	0	+	++	0	+/-
Commentary													
<p>Site includes an existing medical use which would need to be retained/re-located to avoid its loss.</p> <p>Development which included SUDS would reduce surface water flood risk from the site.</p> <p>Site likely to be contaminated. This would be remediated during development. Increase in domestic waste production offset by loss of existing employment uses on site.</p> <p>Site is located adjacent to a Conservation Area. Whilst the re-use of the existing building would have a neutral impact, a new landmark building could enhance the Conservation Area and help to create a place/space which works well.</p> <p>Site is capable of providing a large enough scheme to make an impact in terms of affordable housing provision within the borough.</p> <p>Location of site is highly sustainable with easy pedestrian access to the old town, town centre and railway station and excellent access to the cycle network. This would be likely to reduce reliance upon private motor transport for future residents and would improve access to jobs.</p> <p>Development has the potential to help to reduce in/out commuting, support the regeneration of the town centre and assist with creating a low carbon economy in Stevenage.</p> <p>Loss of existing employment use would however have a negative impact.</p>													
Mitigation measures													
Retain/relocate existing health use.													

### Site 413: Southgate House

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 413 - Southgate House.</b>													
Short	+	+	+	+	?	0	0	+	+	0	++	0	++
Medium	+	+	+	0	?	0	0	+	+	0	++	0	++
Long	+	+	+	0	?	0	0	+	+	0	++	0	++
Commentary													
<p>Development that incorporated landscaping and SUDS would significantly increase permeability and enhance biodiversity.</p> <p>Development would help to facilitate localised population growth. Mixed use scheme would increase the provision of, and accessibility to, community, cultural and recreational facilities.</p> <p>Land is previously developed. Development would therefore prioritise the use of previously developed land within the town.</p> <p>Uncertain whether re-development would result in a localised increase in waste/refuse creation.</p> <p>Well designed development could create a building(s)/space which worked well and helped to create a sense of place particularly as the site is in such a prominent location.</p> <p>Excellent access to town centre services for new residents.</p> <p>Site is not considered large enough to make any significant impact with regard to affordable housing provision/access.</p> <p>The site is located in a sustainable location with excellent access to the town centre's facilities and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services. This would mitigate against the loss of any of the existing employment uses on the site.</p>													
Mitigation measures													
N/A													

## Site 415: Brickdale House

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 415 - Brickdale House.</b>													
Short	+	+	+	+	-	0	0	+	+	0	++	0	++
Medium	+	+	+	0	-	0	0	+	+	0	++	0	++
Long	+	+	+	0	-	0	0	+	+	0	++	0	++
Commentary													
<p>Development that incorporated landscaping and SUDS would significantly increase permeability and enhance biodiversity.</p> <p>Development would help to facilitate localised population growth. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities.</p> <p>Land is previously developed. Development would therefore prioritise the use of previously developed land within the town.</p> <p>Site is currently vacant. Development would result in a localised increase in waste/refuse creation.</p> <p>Well designed development could create a building(s)/space which worked well and helped to create a sense of place.</p> <p>Excellent access to town centre services for new residents.</p> <p>Site is not considered large enough to make any significant impact with regard to affordable housing provision/access.</p> <p>The site is located in a sustainable location with excellent access to the town centre's facilities and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
Development should be designed to minimise waste production and maximise recycling.													

### Site 415a: Brickdale House

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 415a - Brickdale House.</b>													
Short	+	+	+	+	-	0	0	+	+	+	++	0	++
Medium	+	+	+	0	-	0	0	+	+	+	++	0	++
Long	+	+	+	0	-	0	0	+	+	+	++	0	++
Commentary													
<p>Development that incorporated landscaping and SUDS would significantly increase permeability and enhance biodiversity although landscaping would be difficult due to constricted nature of the site.</p> <p>Development would help to facilitate localised population growth. Mixed use scheme would increase the provision of and accessibility to community, cultural and recreational facilities.</p> <p>Land is previously developed. Development would therefore prioritise the use of previously developed land within the town.</p> <p>Site is currently vacant. Development would result in a localised increase in waste/refuse creation.</p> <p>Well designed development could create a building(s)/space which worked well and helped to create a sense of place.</p> <p>Excellent access to town centre services for new residents.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>The site is located in a sustainable location with excellent access to the town centre's facilities and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
Development should be designed to minimise waste production and maximise recycling.													

### Site 507: Tye End Garage Court

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 507 - Tye End Garage Court .													
Short	-	+	0	+	-	0	0	0	0	0	0	0	0
Medium	0	0	0	0	-	0	0	0	0	0	0	0	0
Long	0	0	0	0	-	0	0	0	0	0	0	0	0
Commentary													
<p>Development would result in a localised increase in domestic waste/refuse creation.</p> <p>Development of site would result in short term loss of grassed amenity area which is of no particular environmental designation.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>Site currently provides parking. This would need to be re-provided or its loss justified.</p>													
Mitigation measures													
Re-provide parking.													



### Site 511: Dunn Close Garage Court

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 511 - Dunn Close Garage Court .</b>													
Short	0	0	+/0	+	-	0	0	0	0	0	0	0	0
Medium	0	0	+/0	0	-	0	0	0	0	0	0	0	0
Long	0	0	+/0	0	-	0	0	0	0	0	0	0	0
Commentary													
<p>Site currently includes permeable grassed area. If development utilised SUDS surface water flood risk could be further reduced.</p> <p>Site currently provides parking. This would need to be re-provided or its loss justified.</p> <p>New homes will result in increase in domestic waste production.</p>													
Mitigation measures													
Re-provide parking.													

## Site 513: Brent Court Garage Court

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 513 - Brent Court Garage Court .</b>													
Short	+	+	+	+	-	0	0	0	+	0	++	+	+
Medium	+	+	+	0	-	0	0	0	0	0	++	0	+
Long	+	-	+	0	-	0	0	0	0	0	++	0	+
Commentary													
<p>The site currently contains no areas of biodiversity and few if any permeable areas. Any redevelopment that incorporated landscaping/SUDS would significantly increase permeability and enhance biodiversity.</p> <p>Development would facilitate local population growth in the short/medium term. New homes will result in increase in domestic waste production.</p> <p>Site is located in close proximity to the town centre and to bus/rail stations with easy access for pedestrians.</p> <p>Development would support the regeneration of the town centre and could assist with establishing a low carbon economy for Stevenage.</p> <p>Site currently provides parking. This would need to be re-provided or its loss justified.</p>													
Mitigation measures													
Re-provide parking or justify its loss.													

### Site 526: Centre Car Park

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 526 - Centre Car Park.</b>													
Short	+	+	+	+	-	0	+/-	0	+/-	0	++	+/-	+
Medium	+	+	+	0	-	0	+/-	0	+/-	0	++	+/-	+
Long	+	+	+	0	-	0	+/-	0	0	0	++	+/-	+
<p><b>Commentary</b></p> <p>The site currently consists of an impermeable hardstanding used for car parking. Any redevelopment that incorporated landscaping/SUDS would significantly increase permeability and enhance biodiversity.</p> <p>The site is located in a sustainable location with excellent pedestrian access to the Old Town's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting. Loss of car parking facility could however have a negative impact.</p> <p>Development would encourage local population growth. There would however be a localised increase in waste/refuse creation.</p> <p>Site is considered too small to provide a significant number of affordable homes.</p> <p>Well designed development could enhance the adjacent Conservation Area and could have a more positive impact than the existing car park.</p>													
<p><b>Mitigation measures</b></p> <p>Re-provide parking or justify its loss.</p>													

## Site 527: Northern Car Park

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 527 - Northern Car Park.													
Short	+	+	+	+	-	0	+/-	0	+/-	0	++	+/-	+
Medium	+	+	+	0	-	0	+/-	0	+/-	0	++	+/-	+
Long	+	+	+	0	-	0	+/-	0	0	0	++	+/-	+
Commentary													
<p>The site currently consists of an impermeable hardstanding used for car parking. Any redevelopment that incorporated landscaping/SUDS would significantly increase permeability and enhance biodiversity.</p> <p>The site is located in a sustainable location with excellent pedestrian access to the Old Town's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting. Loss of car parking facility could however have a negative impact.</p> <p>Development would encourage local population growth. There would however be a localised increase in waste/refuse creation.</p> <p>Site is considered too small to provide a significant number of affordable homes.</p> <p>Well designed development could enhance the adjacent Conservation Area and could have a more positive impact than the existing car park.</p>													
Mitigation measures													
Re-provide parking or justify its loss.													

## Site 528: Southern Car Park

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 528 - Southern Car Park.</b>													
Short	+	+	+	+	-	0	+/-	0	+/-	0	++	+/-	+
Medium	+	+	+	0	-	0	+/-	0	+/-	0	++	+/-	+
Long	+	+	+	0	-	0	+/-	0	0	0	++	+/-	+
<p><b>Commentary</b></p> <p>The site currently consists of an impermeable hardstanding used for car parking. Any redevelopment that incorporated landscaping/SUDS would significantly increase permeability and enhance biodiversity.</p> <p>The site is located in a sustainable location with excellent pedestrian access to the Old Town's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst residents and decrease in/out commuting. Loss of car parking facility could however have a negative impact.</p> <p>Development would encourage local population growth. There would however be a localised increase in waste/refuse creation.</p> <p>Site is considered too small to provide a significant number of affordable homes.</p> <p>Well designed development could enhance the adjacent Conservation Area and could have a more positive impact than the existing car park.</p>													
<p><b>Mitigation measures</b></p> <p>Re-provide parking or justify its loss.</p>													

## Site 604: Land South of A602

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 604 - Land South of A602.</b>													
Short	-	++/-	-	-	-	0	-/0	+/-	+	++	-	0	++
Medium	-	++	-	0	-	0	0	+/0	+	++	-	0	++
Long	-	++	-	0	-	0	0	+/0	+	++	-	0	++
<p><b>Commentary</b></p> <p>Development would result in the loss of a large open area of grassland with negative impacts in terms of biodiversity and an increased risk in terms of surface water flood risk. Part of the eastern side of the site is located within a zone 2/3 flood risk area. Development would need to account for this in order to avoid increasing flood risk.</p> <p>The site is designated as Green Belt. The loss of this section of the Green Belt would be likely to have a short term negative impact in terms of the provision of a network of green spaces, prioritising the development of previously developed land and maintaining important landscape features.</p> <p>Development would provide a significant number of new homes which would facilitate local population growth in the short, medium and long term.</p> <p>Development would result in a localised increase in domestic waste/refuse creation.</p> <p>Well designed development could create a place/space that worked well and benefited from a rural, edge of town setting.</p> <p>Development would be on a large enough scale to support the provision of community facilities, improving access to services for future residents.</p> <p>Site would provide a significant number of new homes. This would increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>The site is located in a relatively isolated location. Car ownership means that the use of this mode of transport would be likely to increase locally.</p> <p>Development would support the regeneration of the town centre, have the potential to reduce in/out commuting and help to create a local market for local goods/services.</p> <p>Site is located adjacent to an area of archaeological significance.</p>													
<p><b>Mitigation measures</b></p> <p>Development which incorporated landscaping would help to mitigate against the loss of the existing open space habitat.</p> <p>SUDS should be used to help to ensure that the development of the site does not increase the risk of flooding.</p> <p>The area of the site which is located within flood zone 2/3 should not be developed. Further flood mitigation measures may be required.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>													

## Site 609: Bragbury End Sports Ground

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 609 - Bragbury End Sports Ground.</b>													
Short	-	+/-	-	-	-	0	-/0	+/-	+	++	-	0	++
Medium	-	+/-	-	0	-	0	0	+/0	+	++	-	0	++
Long	-	+/-	-	0	-	0	0	+/0	+	++	-	0	++
Commentary													
<p>Development would result in the loss of a large area of open space which contains a number of trees, with negative impacts in terms of biodiversity and an increased risk in terms of surface water flood risk.</p> <p>The site is designated as Green Belt. The loss of this section of the Green Belt would be likely to have a short term negative impact in terms of the provision of a network of green spaces, prioritising the development of previously developed land and maintaining important landscape features. Development could also result in the loss of the right of way which currently runs through the site.</p> <p>Part of the northern section of the site is located within a zone 2/3 flood risk area. Development would need to account for this in order to avoid increasing flood risk.</p> <p>Development would provide a significant number of new homes which would facilitate local population growth in the short, medium and long term. However, it would also result in the loss of the existing sports ground a community and recreational facility.</p> <p>The majority of the site is not previously developed. Development would not therefore prioritise the use of previously developed land within the town.</p> <p>Development would result in a localised increase in domestic waste/refuse creation.</p> <p>Part of the site is located within an area of archaeological significance. Development would have a negative impact in terms of preserving and enhancing the historical and archaeological environment.</p> <p>Well designed development could create a place/space that worked well and benefited from a rural, edge of town setting.</p> <p>Development would be on a large enough scale to support the provision of community facilities, improving access to services for future residents.</p> <p>Site would provide a significant number of new homes. This would increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>The site is located in a relatively isolated location. Car ownership means that the use of this mode of transport would be likely to increase locally.</p> <p>Development would support the regeneration of the town centre, have the potential to reduce in/out commuting and help to create a local market for local goods/services.</p>													
Mitigation measures													
<p>Development which incorporated landscaping would help to mitigate against the loss of the existing open space habitat.</p> <p>Tree survey should be carried out prior to development of site.</p>													

	Sustainability Objectives
	<p>SUDS should be used to help to ensure that the development of the site does not increase the risk of flooding.</p> <p>The area of the site which is located within flood zone 2/3 should not be developed. Further flood mitigation measures may be required.</p> <p>Re-location of the existing recreational/sports facilities.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Archaeological survey required prior to development of site.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>



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

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 611 - Land West of North Road (Rugby Club).</b>													
Short	-	+/-	-	+/-	-	0	0	0	0	++	-	0	+
Medium	-	+/-	-	+	-	0	0	0	0	++	-	0	+
Long	-	+/-	-	+	-	0	0	0	0	++	-	0	0
Commentary													
<p>Site is designated as a local rural area, is grade 3 agricultural land and contains the town's rugby club pitches. Development of this site would cause the loss of this open space with a detrimental impact in biodiversity terms. Development would also result in the loss of the permeable areas of the site which are substantial. This is of particular importance as the site is located adjacent to a zone 3 flood risk area.</p> <p>Development would provide a significant number of new homes which would facilitate local population growth in the short/medium term. However, the loss of the rugby club would have a negative impact in terms of the provision of and accessibility to recreational facilities.</p> <p>Site appraisal shows that the land may be contaminated. This would be remediated as part of any development.</p> <p>There would be a localised increase in waste/refuse creation.</p> <p>Site would provide a significant number of new homes. This would increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Site is located on the edge of Stevenage. The site has good access to local bus services but is not connected to the cycle network. Car ownership means that the use of this mode of transport would be likely to increase locally.</p> <p>Development could have the potential to reduce in/out commuting due to the substantial number of homes which could be provided and would support the local economy/town centre regeneration.</p>													
Mitigation measures													
<p>Re-location of the existing recreational/sports facilities.</p> <p>SUDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Landscaping should be provided within/around the site to reduce the negative impact on biodiversity.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>													

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

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 611a - Land West of North Road (HCA).</b>													
Short	-	+	--	-	-	0	0	0	0	++	-	0	+
Medium	-	+	--	0	-	0	0	0	0	++	-	0	+
Long	-	0	--	0	-	0	0	0	0	++	-	0	0
Commentary													
<p>Site is designated as a local rural area and is grade 3 agricultural land. It also contains a small area of woodland on it's northern boundary. Development of this site would cause the loss of this rural open space and woodland with a detrimental impact in biodiversity terms. The entire site is a permeable area. Development would result in the loss of this which is of particular significance as the site is located partly within, a zone 2/3 flood risk area.</p> <p>Development would provide a significant number of new homes which would facilitate local population growth in the short/medium term.</p> <p>The development of new homes would result in a localised increase in waste/refuse creation.</p> <p>Site would provide a significant number of new homes. This would increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Site is located on the edge of Stevenage. The site has good access to local bus services but is not connected to the cycle network. Car ownership means that the use of this mode of transport would be likely to increase locally.</p> <p>Development could have the potential to reduce in/out commuting due to the substantial number of homes which could be provided and would support the local economy/town centre regeneration.</p>													
Mitigation measures													
<p>SUDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Landscaping should be provided within/around the site to reduce the negative impact on biodiversity.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>													

### Site 613: Land at Norton Green

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 613 - Land at Norton Green.</b>													
Short	-	+	-	-	-	0	0	0	0	0	-/+	0	0
Medium	0/-	0	-	0	-	0	0	0	0	0	-/+	0	0
Long	0/-	0	-	0	-	0	0	0	0	0	-/+	0	0
Commentary													
<p>Overall, the development of this site will result in the loss of a greenfield site of no particular environmental designation in the short term but then no further impact. However, the southern tip of the site lies within a SSSI site. Development of this area would have a serious detrimental impact in terms of biodiversity. Entire site is currently permeable, development will increase surface water floor risk.</p> <p>Development would facilitate local population growth in Norton Green in the short term. Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p> <p>The development of new homes would result in a localised increase in waste/refuse creation.</p> <p>The site is isolated with poor access to public transport. Car use would increase locally. However, the site lies adjacent to the town's cycle network and is within walking distance of the Gunnel's Wood Employment area, with a direct link via an adjacent underpass which crosses the A1 Motorway.</p>													
Mitigation measures													
<p>SUDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Landscaping should be provided within/around the site to reduce the negative impact on biodiversity. SSSI section of the site should not be developed. Mitigation measures may be required.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>													

## Site 615: Garden Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 615 - Garden Centre.													
Short	0	+	0/?	0	-	0	0	-	0	++	-	-	+/-
Medium	0	+	0/?	0	-	0	0	-	0	++	-	0	+/0
Long	0	0	0/?	0	-	0	0	-	0	++	-	0	0
Commentary													
<p>Site is designated as Green Belt. A significant proportion of it has been previously developed and it is not considered that the residential development of the site would have a negative impact in terms of biodiversity. It is no known if the developed areas of the site are permeable. This is significant as part of the site is located within a flood zone 2/3 area.</p> <p>Development would provide a significant number of new homes which would facilitate local population growth in the short/medium term.</p> <p>The development of new homes would result in a localised increase in waste/refuse creation.</p> <p>In landscape terms development would result in the loss of part of the Green Belt.</p> <p>Site would provide a significant number of new homes. This would increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Site is located on the edge of the town in an isolated location. Although there is access to local bus services it is not connected to the cycle network. Car ownership means that the use of this mode of transport would be likely to increase locally.</p> <p>The site is currently occupied by the garden centre. Development would result in the loss of this employment use, with associated job losses in the short term. However, a scheme of this size would support the local economy/town centre regeneration.</p>													
Mitigation measures													
<p>SUDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Review of Green Belt designation.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>													

## Site 616: Land at Todds Green

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 616 - Land at Todds Green.													
Short	--	+	-	-	-	0	0	-	0	0	-	-	0
Medium	--	0	-	0	-	0	0	-	0	0	-	0	0
Long	--	0	-	0	-	0	0	-	0	0	-	0	0
Commentary													
<p>Site is located within the Green Belt and a significant portion of it is a designated wildlife site. Wildlife site is also the subject of a woodland preservation order (TPO). Development of this part of the site would have a serious negative impact in terms of biodiversity.</p> <p>Majority of site is currently permeable. Development would result in the loss of these areas which could increase surface water flood risk.</p> <p>Development would facilitate small scale localised population growth in the short term. In landscape terms development would result in the loss of part of the greenbelt.</p> <p>The site is in an isolated location which does not have good access to public transport or the town's cycleway. Development would result in increased car use in the locality.</p> <p>Site currently contains some employment uses. These would be lost.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p>													
Mitigation measures													
<p>The area of the site which is a designated wildlife/TPO site should not be developed. Green belt designation could be reviewed.</p> <p>Sustainable Urban Drainage Systems (SUDS) should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Development could include measures to encourage people to walk, cycle or use public transport to travel to and from the site although this is likely to be difficult.</p>													

## Site 623: Land at Todds Green (2)

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 623 - Land at Todds Green (2).</b>													
Short	-	+	-	-	-	-/0	0	-/0	0	0	-	0	0
Medium	0	0	-	0	-	-/0	0	-/0	0	0	-	0	0
Long	0	0	-	0	-	-/0	0	-/0	0	0	-	0	0
Commentary													
<p>Development of this site will result in the loss of a greenfield site of no particular environmental designation in the short term but then no further impact.</p> <p>Land is designated as Green Belt. This section of the Green Belt would be lost if the site is developed. Land is also grade 3 agricultural land.</p> <p>Development would facilitate short term population growth in the locality. Entire site is permeable grassland. Development would be likely to increase the flood risk from surface run off water.</p> <p>Eastern side of the site is located in close proximity to the A1 Motorway - noise pollution may be an issue.</p> <p>The site is in an isolated location which does not have good access to public transport or the town's cycleway. Development would result in increased car use in the locality.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p>													
Mitigation measures													
<p>SUDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Development could include measures to encourage people to walk, cycle or use public transport to travel to and from the site although this is likely to be difficult.</p> <p>Review of Green Belt designation.</p> <p>Noise mitigation measures likely to be required along the site's eastern boundary.</p>													

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

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 629 - Land West of Stevenage (North).</b>													
Short	-	+	-	-	-	-	0	0	0	+	-	0	+
Medium	-	+	-	0	-	0	0	0	0	+	-	0	+
Long	0	0	-	0	-	0	0	0	0	+	-	0	0
Commentary													
<p>Development of this green field site would have a negative impact in terms of biodiversity and surface water flood risk.</p> <p>Development would facilitate short/medium term population growth in the locality. Noise pollution from the adjacent A1 Motorway likely to be an issue.</p> <p>The development of new homes would result in a localised increase in waste/refuse creation. Site would however provide a significant number of new homes. This would increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Site is located on the edge of the town in an isolated location and is not connected to the cycle network. Poor access to public transport. Car ownership means that the use of this mode of transport would be likely to increase locally.</p>													
Mitigation measures													
<p>SUDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Development could include measures to encourage people to walk, cycle or use public transport to travel to and from the site although this is likely to be difficult.</p> <p>Noise mitigation measures likely to be required along the site's eastern boundary, adjacent to the A1 Motorway.</p>													

## Site 630: Land at Lanterns Lane

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 630 - Land at Lanterns Lane.													
Short	--	+/-	-	-	-	0	0	0	0	+	-	0	+
Medium	--	0	-	0	-	0	0	0	0	0	-	0	0
Long	--	0	-	0	-	0	0	0	0	0	-	0	0
Commentary													
<p>Development of this site would have a significant negative impact in biodiversity terms. Site is a greenfield site and is designated as a wildlife site. It also connects the adjacent Green Link with the open countryside beyond the borough boundary and forms part of the town's Green Belt.</p> <p>Site is currently permeable grassland, development would increase surface water flood risk.</p> <p>Development would facilitate short term population growth in the locality. Horse and Pony Route/PROW runs around entire site perimeter. Development may result in the loss of, or re-routing of, these pathways.</p> <p>The development of new homes would result in a localised increase in waste/refuse creation.</p> <p>Development would increase access to affordable homes in short term and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Site is located on the edge of the town in a relatively isolated location. It is connected to the cycle network. The site is served by the town's bus network however car ownership means that the use of this mode of transport would be likely to increase locally.</p> <p>Development would support the regeneration of the town centre.</p>													
Mitigation measures													
<p>SUDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Development could include measures to encourage people to walk, cycle or use public transport to travel to and from the site although this is likely to be difficult.</p> <p>Horse and Pony Route/PROW should be retained.</p> <p>Development which included substantial landscaping would reduce the impact of the loss of the wildlife site to a degree.</p>													



# Site 701: Kenilworth Close Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 701 - Kenilworth Close Neighbourhood Centre.													
Short	-	+/-	-	+	-	0	0	+/0	+/-	++	++/?	0	+/-
Medium	0	+/-	-	0	-	0	0	+/0	+/-	++	++/?	0	+/-
Long	0	+/-	-	0	-	0	0	+/0	+/-	++	++/?	0	+/-
Commentary													
<p>Site contains a relatively large permeable grassed area which is of no particular environmental designation. Development would result in the loss of this in the short term but then no further impact. Site is classed as previously developed.</p> <p>Development would increase surface water flood risk.</p> <p>Development would encourage localised population growth. Total residential redevelopment of the site would result in the loss of the existing neighbourhood centre facilities. Partial redevelopment would allow these to be retained/enhanced.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities could create a place/space which worked well within the locality. Complete residential re-development would not improve access to services.</p> <p>Site is large enough to significantly increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities would reduce the need for new residents to travel. Dwellings would be located immediately adjacent to facilities. Development of this type would help to establish a low carbon economy and create a local market for local goods. Complete residential redevelopment of the site would result in the loss of employment land and local jobs.</p>													
Mitigation measures													
Existing neighbourhood centre facilities should be retained/enhanced/re-provided.													

## Site 702: Filey Close Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 702 - Filey Close Neighbourhood Centre.</b>													
Short	0	+/-	0	+	-	0	0	+/0	+/-	0	+/?	0	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	0	+/?	0	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	0	+/?	0	+/-
Commentary													
<p>Development would encourage localised population growth. Total residential redevelopment of the site would result in the loss of the existing neighbourhood centre facilities. Partial redevelopment would allow these to be retained/enhanced.</p> <p>Development would primarily prioritise the use of previously developed land.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities could create a place/space which worked well within the locality. Complete residential re-development would not improve access to services.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities would reduce the need for new residents to travel. Dwellings would be located immediately adjacent to facilities. Development of this type would help to establish a low carbon economy and create a local market for local goods. Complete residential redevelopment of the site would result in the loss of employment land and local jobs.</p> <p>Site is not large enough to make a significant contribution to affordable housing within the town.</p>													
Mitigation measures													
Existing neighbourhood centre facilities should be retained/enhanced/re-provided.													

### Site 703: The Hyde Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 703 - The Hyde Neighbourhood Centre.</b>													
Short	0	+/-	0	+	-	0	0	+/0	+/-	+	+/?	0	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Commentary													
<p>Development would encourage localised population growth. Total residential redevelopment of the site would result in the loss of the existing neighbourhood centre facilities. Partial redevelopment would allow these to be retained/enhanced.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development. There would be a localised increase in waste/refuse creation.</p> <p>Development would prioritise the use of previously developed land.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities could create a place/space which worked well within the locality. Complete residential re-development would not improve access to services.</p> <p>Site is large enough to increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities would reduce the need for new residents to travel. Dwellings would be located immediately adjacent to facilities. Development of this type would help to establish a low carbon economy and create a local market for local goods. Complete residential redevelopment of the site would result in the loss of employment land and local jobs.</p>													
Mitigation measures													
Existing neighbourhood centre facilities should be retained/enhanced/re-provided.													

## Site 704: The Oval Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 704 - The Oval Neighbourhood Centre.</b>													
Short	0	+/-	0	+	-	0	0	+/0	+/-	+	+/?	0	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
<p><b>Commentary</b></p> <p>Development would encourage localised population growth. Total residential redevelopment of the site would result in the loss of the existing neighbourhood centre facilities. Partial redevelopment would allow these to be retained/enhanced.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development. There would be a localised increase in waste/refuse creation.</p> <p>Development would prioritise the use of previously developed land.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities could create a place/space which worked well within the locality. Complete residential re-development would not improve access to services.</p> <p>Site is large enough to increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities would reduce the need for new residents to travel. Dwellings would be located immediately adjacent to facilities. Development of this type would help to establish a low carbon economy and create a local market for local goods. Complete residential redevelopment of the site would result in the loss of employment land and local jobs.</p>													
<p><b>Mitigation measures</b></p> <p>Existing neighbourhood centre facilities should be retained/enhanced/re-provided.</p>													

# Site 705: Oaks Cross Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 705 - Oaks Cross Neighbourhood Centre.													
Short	0	+/-	0	+	-	0	0	+/0	+/-	+	+/?	0	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Commentary													
<p>Development would encourage localised population growth. Total residential redevelopment of the site would result in the loss of the existing neighbourhood centre facilities. Partial redevelopment would allow these to be retained/enhanced.</p> <p>Development would prioritise the use of previously developed land. There would be a localised increase in waste/refuse creation.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities could create a place/space which worked well within the locality. Complete residential re-development would not improve access to services.</p> <p>Site is large enough to increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities would reduce the need for new residents to travel. Dwellings would be located immediately adjacent to facilities. Development of this type would help to establish a low carbon economy and create a local market for local goods. Complete residential redevelopment of the site would result in the loss of employment land and local jobs.</p>													
Mitigation measures													
Existing neighbourhood centre facilities should be retained/enhanced/re-provided.													

## Site 707: Burwell Road Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 707 - Burwell Road Neighbourhood Centre.</b>													
Short	-	+/-	-	+	-	0	0	+/0	+/-	0	+/?	0	+/-
Medium	0	+/-	-	0	0	0	0	+/0	+/-	0	+/?	0	+/-
Long	0	+/-	-	0	0	0	0	+/0	+/-	0	+/?	0	+/-
<b>Commentary</b> <p>Development of the entire site would result in the localised loss of recreational space (north western area of identified site) and the loss of a greenfield area of no particular environmental designation in the short term but then no further impact.</p> <p>Total residential redevelopment of the site would result in the loss of the existing neighbourhood centre facilities. Partial redevelopment would allow these to be retained/enhanced.</p> <p>Loss of greenfield area would increase surface water flood risk. With regard to the remainder of the site, development would prioritise the use of previously developed land.</p> <p>There would be a small localised increase in waste/refuse creation.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities could create a place/space which worked well within the locality. Complete residential re-development would not improve access to services.</p> <p>Development would not significantly increase access to affordable homes within the town.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities would reduce the need for new residents to travel. Development of this type would help to establish a low carbon economy and create a local market for local goods. Complete residential redevelopment of the site would result in the loss of employment land and local jobs.</p>													
<b>Mitigation measures</b> <p>Existing neighbourhood centre facilities should be retained/enhanced/re-provided.</p> <p>Development which utilised landscaping and SUDS could mitigate against loss of existing grassed area.</p>													

# Site 708: Roebuck Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 708 - Roebuck Neighbourhood Centre.</b>													
Short	0	+/-	0	+	-	0	-	+/0	+/-	0	+/?	0	+/-
Medium	0	+/-	0	0	-	0	-	+/0	+/-	0	+/?	0	+/-
Long	0	+/-	0	0	-	0	-	+/0	+/-	0	+/?	0	+/-
<p>Commentary</p> <p>Development would encourage localised population growth. Total residential redevelopment of the site would result in the loss of the existing neighbourhood centre facilities. Partial redevelopment would allow these to be retained/enhanced.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development. Development would prioritise the use of previously developed land.</p> <p>There would be a localised increase in waste/refuse creation.</p> <p>Site is located immediately adjacent to an area of archaeological significance.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities could create a place/space which worked well within the locality. Complete residential re-development would not improve access to services.</p> <p>Development would not significantly increase access to affordable homes within the town.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities would reduce the need for new residents to travel. Dwellings would be located immediately adjacent to facilities. Development of this type would help to establish a low carbon economy and create a local market for local goods. Complete residential redevelopment of the site would result in the loss of employment land and local jobs.</p>													
<p>Mitigation measures</p> <p>Existing neighbourhood centre facilities should be retained/enhanced/re-provided.</p> <p>Mitigation measures/archaeological survey likely to be required to ensure the cultural heritage of the locality is not detrimentally affected.</p>													

## Site 709: The Glebe Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 709 - The Glebe Neighbourhood Centre.</b>													
Short	0	+/-	0	+	-	0	0	+/0	+/-	0	+/?	+/-	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	0	+/?	+/-	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	0	+/?	+/-	+/-
<b>Commentary</b> <p>Development would encourage localised population growth. Total residential redevelopment of the site would result in the loss of the existing neighbourhood centre facilities. Partial redevelopment would allow these to be retained/enhanced.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development. There would be a localised increase in waste/refuse creation.</p> <p>Development would prioritise the use of previously developed land.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities could create a place/space which worked well within the locality. Complete residential re-development would not improve access to services.</p> <p>Development would not significantly increase access to affordable homes within the town.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities would reduce the need for new residents to travel. Dwellings would be located immediately adjacent to facilities. Development of this type would help to establish a low carbon economy and create a local market for local goods. Complete residential redevelopment of the site would result in the loss of employment land and local jobs.</p> <p>Site includes the Chells Enterprise Village. Provided that this was retained, access to skills and jobs could be improved for new residents.</p>													
<b>Mitigation measures</b> <p>Existing neighbourhood centre facilities should be retained/enhanced/re-provided.</p> <p>Chells Enterprise Village should be retained.</p>													



## Site 710: Marymead Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 710 - Marymead Neighbourhood Centre.</b>													
Short	0	+/-	0	+	-	0	+	+/-	+	0	+	0	-
Medium	0	+/-	0	0	-	0	+	+/-	+	0	+	0	-
Long	0	0	0	0	-	0	+	+/-	+	0	+	0	0
<p><b>Commentary</b></p> <p>Development would encourage localised population growth. Pub and community building facilities would be lost if entire site developed.</p> <p>Development would prioritise the use of previously developed land.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development. There would be a localised increase in waste/refuse creation.</p> <p>Site is located in a Conservation Area. High quality development would enhance the locality and help to create a sense of place.</p> <p>Development would not significantly increase access to affordable homes within the town.</p> <p>Site located immediately adjacent to existing neighbourhood shops/services, reducing the need to travel. Development would help to establish a low carbon economy and create a local market for local goods.</p> <p>Loss of existing industrial units would result in the loss of employment land and local job losses.</p>													
<p><b>Mitigation measures</b></p> <p>Pub and community centre should be incorporated into any development or re-provided.</p> <p>High quality design essential to enhance the existing Conservation Area.</p>													

## Site 712: Canterbury Way Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 712 - Canterbury Way Neighbourhood Centre.</b>													
Short	-	+/-	0	+	-	0	0	+/0	+/-	+	+/?	0	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Commentary													
<p>Site includes a small greenfield area/community space in its north western corner which is of no particular environmental designation. Development would result in the short term loss of this but then no further impact.</p> <p>Development would encourage localised population growth. Total residential redevelopment of the site would result in the loss of the existing neighbourhood centre facilities. Partial redevelopment would allow these to be retained/enhanced.</p> <p>Development would primarily prioritise the use of previously developed land. There would be a localised increase in waste/refuse creation.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities could create a place/space which worked well within the locality. Complete residential re-development would not improve access to services.</p> <p>Site is large enough to increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities would reduce the need for new residents to travel. Dwellings would be located immediately adjacent to facilities. Development of this type would help to establish a low carbon economy and create a local market for local goods. Complete residential redevelopment of the site would result in the loss of employment land and local jobs.</p>													
Mitigation measures													
<p>Existing neighbourhood centre facilities should be retained/enhanced/re-provided.</p> <p>Development which included landscaping would help to mitigate against the loss of the existing green space. Alternatively this space could be retained.</p>													

### Site 713: Chells Manor Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 713 - Chells Manor Neighbourhood Centre.</b>													
Short	-	+/-	-	+	-	0	0	+/0	+/-	+	+/?	0	+/-
Medium	0	+/-	-	0	-	0	0	+/0	+/-	+	+/?	0	+/-
Long	0	+/-	-	0	-	0	0	+/0	+/-	+	+/?	0	+/-
<p><b>Commentary</b></p> <p>Site includes a small greenfield area/community space in its north western corner which is of no particular environmental designation. Development would result in the short term loss of this but then no further impact in terms of biodiversity, provided that TPO trees on the site are retained.</p> <p>Development would encourage localised population growth. Total residential redevelopment of the site would result in the loss of the existing neighbourhood centre facilities. Partial redevelopment would allow these to be retained/enhanced.</p> <p>Loss of this permeable green area would increase surface water flood risk.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development. There would be a localised increase in waste/refuse creation.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities could create a place/space which worked well within the locality. Complete residential re-development would not improve access to services.</p> <p>Site is large enough to increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities would reduce the need for new residents to travel. Dwellings would be located immediately adjacent to facilities. Development of this type would help to establish a low carbon economy and create a local market for local goods. Complete residential redevelopment of the site would result in the loss of local jobs.</p>													
<p><b>Mitigation measures</b></p> <p>Existing neighbourhood centre facilities should be retained/enhanced/re-provided.</p> <p>Development which included landscaping would help to mitigate against the loss of the existing green space. Alternatively this space could be retained.</p> <p>TPO trees should be retained.</p> <p>Development which utilised SUDS would reduce surface water flood risk.</p>													

## Site 714: Archer Road Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 714 - Archer Road Neighbourhood Centre.</b>													
Short	0	+/-	0	+	-	0	0	+/0	+/-	0	+/?	0	+/-
Medium	0	+/-	0	0	-	0	0	+/0	+/-	0	+/?	0	+/-
Long	0	+/-	0	0	-	0	0	+/0	+/-	0	+/?	0	+/-
<b>Commentary</b> <p>Development would encourage localised population growth. Total residential redevelopment of the site would result in the loss of the existing neighbourhood centre facilities. Partial redevelopment would allow these to be retained/enhanced.</p> <p>Development would prioritise the use of previously developed land. There would be a localised increase in waste/refuse creation.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities could create a place/space which worked well within the locality. Complete residential re-development would not improve access to services.</p> <p>Development would not significantly increase access to affordable homes within the town.</p> <p>Development which incorporated/enhanced the existing neighbourhood centre facilities would reduce the need for new residents to travel. Dwellings would be located immediately adjacent to facilities. Development of this type would help to establish a low carbon economy and create a local market for local goods. Complete residential redevelopment of the site would result in the loss of employment land and local jobs.</p>													
<b>Mitigation measures</b> <p>Existing neighbourhood centre facilities should be retained/enhanced/re-provided.</p>													

## Site 721: Bedwell Crescent Neighbourhood Centre

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 721 - Bedwell Crescent Neighbourhood Centre.</b>													
Short	-	-	-	+	-	0	0	-	+/-	0	+	0	+
Medium	-	-	-	0	-	0	0	-	+/-	0	+	0	+
Long	-	-	-	0	-	0	0	-	+/-	0	+	0	+
<p><b>Commentary</b></p> <p>Development of the eastern side of the site would result in the loss of a green area which is designated as a principal open space. This would have a negative impact in terms of biodiversity and would increase surface water flood risk in addition to having a negative impact upon the provision of recreational facilities within the town.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development. There would be a localised increase in waste/refuse creation.</p> <p>Loss of principal open space would have a negative impact in terms of creating a sense of place and preserving important landscape features.</p> <p>Development would not significantly increase access to affordable homes within the town.</p> <p>Loss of community centre would have a negative impact in terms of access to services although proximity to services located outside the site would have a positive impact in sustainability terms.</p> <p>Development would be located adjacent to the existing neighbourhood centre shops/facilities which are located outside the identified site. This would reduce the need for new residents to travel and would support a low carbon economy.</p>													
<p><b>Mitigation measures</b></p> <p>Community centre should be retained/incorporated/re-provided.</p> <p>Principal open space should be retained.</p> <p>Development which utilised SUDS and landscaping would reduce surface water flood risk and help to mitigate against the loss of any areas of the principal open space which were lost.</p>													

## Site 808: Six Acre Wood

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 808 - Six Acre Wood.													
Short	--	-	-	-	-	-	0	-	0	0	+	0	0
Medium	--	0	-	0	-	-	0	0	0	0	+	0	0
Long	--	0	-	0	-	-	0	0	0	0	+	0	0
Commentary													
<p>Site is a mature woodland which is part of the designated Green Link. Development would result in the loss of this habitat and of this section of the Green Link.</p> <p>Entire site is permeable. Development would significantly increase surface water flood risk.</p> <p>Development would result in the short term loss of a recreational woodland but then no further impact.</p> <p>Site is not previously developed land. Loss of woodland would not have a positive impact in terms of environmental conditions and carbon emission reduction.</p> <p>Woodland is an important landscape feature. Development would have a short term negative impact in terms of its immediate loss.</p> <p>Site is located in close proximity to a large neighbourhood centre. This would reduce the need for new residents to travel and provide easy access to local facilities.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p>													
Mitigation measures													
<p>Development which retained as much of the original woodland as possible and which incorporated a landscaping scheme/SUDS would help to mitigate against/reduce the loss of the existing woodland.</p> <p>Tree survey required to identify individual trees of particular significance which should be retained.</p>													

## Site 809: Hertford Road Wood

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 809 - Hertford Road Wood.</b>													
Short	--	+	--	-	-	-	0	-	0	0	-	0	0
Medium	--	0	--	0	-	-	0	-	0	0	-	0	0
Long	--	0	--	0	-	-	0	-	0	0	-	0	0
Commentary													
<p>Site is a designated wildlife site and consists of mature woodland. Development would have a significant negative impact in terms of biodiversity.</p> <p>Western side of site is located adjacent to, and partly within, a flood risk area. Development would result in the loss of the existing permeable woodland and would increase surface water flood risk.</p> <p>Development would facilitate localised population growth.</p> <p>Site is not previously developed land. Loss of woodland would not have a positive impact in terms of environmental conditions and carbon emission reduction.</p> <p>The existing wildlife site is an important local landscape feature. Development would have a negative impact upon it.</p> <p>Site is not located in close proximity to town centre or neighbourhood centre. Car ownership means that the use of this mode of transport is likely to increase locally.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p>													
Mitigation measures													
<p>Development which retained as much of the original woodland as possible and which incorporated a landscaping scheme/SUDS would help to mitigate against/reduce the loss of the existing woodland.</p> <p>Tree survey would identify individual trees of particular significance which should be retained.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>													

## Site 810: Woodland Way Wood

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 810 - Woodland Way Wood.													
Short	-	0	-	-	0	-	0	0	+/-	0	+	0	0
Medium	0	0	-	0	0	-	0	0	+/-	0	+	0	0
Long	0	0	-	0	0	-	0	0	+/-	0	+	0	0
Commentary													
<p>Site consists of a small mature woodland, however land is of no particular environmental designation. Development would result in the loss of this habitat in the short/medium term and then no further impact.</p> <p>Development of site would increase surface water flood risk.</p> <p>Land is not previously developed. Loss of woodland would not have a positive impact in terms of environmental conditions and carbon emission reduction.</p> <p>Site is located in close proximity to a neighbourhood centre with easy pedestrian access to the associated facilities/services. This would have a positive impact in reducing the need to travel.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p>													
Mitigation measures													
<p>Development which retained as much of the original woodland as possible and which incorporated a landscaping scheme/SUDS would help to mitigate against/reduce the loss of the existing woodland.</p> <p>Tree survey would identify individual trees of particular significance which should be retained.</p>													



## Site 812: Land Rear of Flinders Close

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 812 - Land Rear of Flinders Close.													
Short	-	-/0	-	-/+	-	0	0	0	0	0	0	0	0
Medium	0	-/0	-	0	-	0	0	0	0	0	0	0	0
Long	0	-/0	-	0	-	0	0	0	0	0	0	0	0
Commentary													
<p>Development will result in the loss of a grassed area which is of no particular environmental designation. Negative short term impact upon biodiversity and then no further impact.</p> <p>Site is currently permeable. Development would increase surface water flood risk.</p> <p>Development may result in the loss of the horse and pony route which runs through the site.</p> <p>Site is in relatively close proximity to a neighbourhood centre which could increase pedestrian access to services/facilities, however car ownership means that the use of this mode of transport is also likely to increase locally.</p> <p>Land is not previously developed. Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>Development would cause a small localised increase in domestic waste production.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p>													
Mitigation measures													
<p>Development which incorporated SUDS would help to reduce surface water flood risk. Landscaping would mitigate against the loss of the existing open space habitat.</p> <p>Horse and pony route should be retained/re-located.</p>													

## Site 814: Land at St Albans Link

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 814 - Land at St Albans Link.													
Short	-	0	-	+/-	-	0	0/-	0	0	0	-	0	0
Medium	0	0	-	0	-	0	0/-	0	0	0	-	0	0
Long	0	0	-	0	-	0	0/-	0	0	0	-	0	0
Commentary													
<p>Development will result in the loss of a grass/wooded area which is of no particular environmental designation. Negative short term impact upon biodiversity and then no further impact.</p> <p>Site is currently permeable. Development would increase surface water flood risk.</p> <p>Land is not previously developed. Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>Site is located adjacent to a Conservation Area, ancient lane and to the Green Belt. Sensitive design would be required to avoid a negative impact upon the historical landscape.</p> <p>Site is in an edge of town location and is not in close proximity to a neighbourhood centre. Car ownership means that the use of this mode of transport is also likely to increase locally.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p>													
Mitigation measures													
<p>Development which incorporated SUDS would help to reduce surface water flood risk. Landscaping would mitigate against the loss of the existing open space habitat.</p> <p>Tree survey should be carried out prior to development.</p>													

### Site 819: Land at Malvern Close

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 819 - Land at Malvern Close.</b>													
Short	-	-	-	-	-	0	0	0	0	0	-	0	0
Medium	-	-	-	0	-	0	0	0	0	0	-	0	0
Long	0	0	-	0	-	0	0	0	0	0	-	0	0
Commentary													
<p>Site forms part of a designated Green Link and contains a number of trees. Development would have a negative impact in the short and medium term in terms of biodiversity, surface water flood risk and the provision of community recreational facilities. However, in the long term it is not considered that the loss of this section of the Green Link would be likely to undermine the integrity of the link as a whole, or have ongoing impacts in terms of biodiversity.</p> <p>Part of the site is located within flood zone 2. Flood risk mitigation measures likely to be required.</p> <p>Land is not previously developed. Development would cause a small localised increase in domestic waste production.</p> <p>Site is in an edge of town location and is not in close proximity to a neighbourhood centre. Car ownership means that the use of this mode of transport is also likely to increase locally.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p> <p>Site is located in Flood Zone 2 and parts of Flood Zone 3.</p>													
Mitigation measures													
<p>Development which incorporated SUDS would reduce surface water flood risk. Landscaping would mitigate against the loss of the existing open space habitat.</p> <p>Tree survey should be carried out prior to development.</p> <p>Area of site which is within the flood risk zone should not be developed.</p>													

## Site 820: Land West of Bragbury Lane

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 820 - Land West of Bragbury Lane.													
Short	-	0	-	-	-	0	-	0	0	0	-	0	0
Medium	0	0	-	0	-	0	0	0	0	0	-	0	0
Long	0	0	-	0	-	0	0	0	0	0	-	0	0
Commentary													
<p>Development would result in the loss of a grass/wooded area which is of no particular environmental designation. Negative short term impact upon biodiversity and then no further impact.</p> <p>The entire site is currently permeable. Development would increase surface water flood risk.</p> <p>Land is not previously developed. Development would cause a small localised increase in domestic waste production.</p> <p>The eastern half of the site is designated as an Area of Archaeological Significance. Development would have a negative impact in terms of protecting the archaeological environment. There is also an ancient lane and an associated hedge which lies adjacent to the site's eastern boundary.</p> <p>The site is in an edge of town location. It is not connected to the town's cycle network and is not well served by buses. Development would cause an increase in car use locally.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p>													
Mitigation measures													
<p>Development which incorporated SUDS would reduce surface water flood risk. Landscaping would mitigate against the loss of the existing open space habitat.</p> <p>Tree survey should be carried out prior to development.</p> <p>Archaeological survey should be carried out prior to any development.</p> <p>Hedgerow associated with ancient land may need to be retained.</p>													

## Site 821: Land at Vardon Road

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 821 - Land at Vardon Road.</b>													
Short	-	0	-	-	-	0	-	0	0	0	-	0	0
Medium	0	0	-	0	-	0	0	0	0	0	-	0	0
Long	0	0	-	0	-	0	0	0	0	0	-	0	0
Commentary													
<p>Development will result in the loss of a grass/wooded area which is of no particular environmental designation. Negative short term impact upon biodiversity and then no further impact.</p> <p>The entire site is currently permeable. Development will increase surface water flood risk.</p> <p>Land is not previously developed. Development would cause a small localised increase in domestic waste production.</p> <p>The eastern half of the site is designated as an area of Archaeological significance. Development would have a negative impact in terms of protecting the archaeological environment. There is also an ancient lane and an associated hedge which lies adjacent to the site's eastern boundary.</p> <p>The site is in an edge of town location not connected to the town's cycle network and is not well served by buses. Development would cause an increase in car use locally.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p>													
Mitigation measures													
<p>Development which incorporated SUDs would reduce surface water flood risk. Landscaping would mitigate against the loss of the existing open space habitat.</p> <p>Tree survey should be carried out prior to development.</p> <p>Archaeological survey should be carried out prior to any development.</p> <p>Hedgerow associated with ancient land may need to be retained.</p>													

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

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 822 - Land at Hampson Park (North).													
Short	-	+/-	-	-	-	0	-/0	0	0	++	+/-	0	+
Medium	-	+/-	-	0	-	0	0	0	0	+	+/-	0	+
Long	-	+/-	-	0	-	0	0	0	0	+	+/-	0	+
Commentary													
<p>Site forms part of a designated Green Link and a principal open space. Development would have a negative impact in terms of biodiversity and the provision of green spaces.</p> <p>Development would facilitate localised population growth. However it would not protect existing recreational facilities.</p> <p>Site is currently permeable. Development would increase surface water flood risk.</p> <p>Site is not previously developed. Development would not prioritise the use of previously developed land.</p> <p>Development would cause a moderate localised increase in domestic waste production.</p> <p>Site is located adjacent to an Area of Archaeological Significance.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>The site lies adjacent to the town's cycle network and is well served by the town's bus network. It is also in relatively close proximity to a large neighbourhood centre, however car ownership means that the use of this mode of transport is also likely to increase locally.</p> <p>Development would provide a substantial number of homes, supporting the regeneration of the town centre and helping to create local markets for local goods/services.</p>													
Mitigation measures													
<p>Development which incorporated SUDS would reduce surface water flood risk. Landscaping would help to mitigate against the loss of the existing open space habitat.</p> <p>Archaeological survey may be required prior to any development.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>													

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

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 823 - Land at Hampson Park (South).</b>													
Short	-	+/-	-	-	-	0	-/0	0	0	++	+/-	0	+
Medium	-	+/-	-	0	-	0	0	0	0	+	+/-	0	+
Long	-	+/-	-	0	-	0	0	0	0	+	+/-	0	+
Commentary													
<p>Site forms part of a designated Green Link and a principal open space. Development would have a negative impact in terms of biodiversity and the provision of green spaces. Site also contains a number of trees.</p> <p>Development would facilitate localised population growth. However it would not protect existing recreational facilities and would result in the loss of part of the Hampson Park play area which is located on the western side of the site.</p> <p>Site is currently permeable. Development would increase surface water flood risk.</p> <p>Site is not previously developed. Development would not prioritise the use of previously developed land.</p> <p>Development would cause a moderate localised increase in domestic waste production.</p> <p>Site is located adjacent to an Area of Archaeological Significance.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>The site lies adjacent to the town's cycle network and is well served by the town's bus network. It is also in relatively close proximity to a large neighbourhood centre, however car ownership means that the use of this mode of transport is also likely to increase locally.</p> <p>Development would provide a substantial number of homes, supporting the regeneration of the town centre and helping to create local markets for local goods/services.</p>													
Mitigation measures													
<p>Development which incorporated SUDS would reduce surface water flood risk. Landscaping would help to mitigate against the loss of the existing open space habitat.</p> <p>Archaeological survey may be required prior to any development.</p> <p>Tree survey required prior to any development.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p> <p>Play area should be retained and incorporated or re-provided.</p>													

## Site 824: Land at Cromwell Road

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 824 - Land at Cromwell Road.													
Short	-	-	-	-	-	0	0	0	0	0	-	0	0
Medium	0	0	-	0	-	0	0	0	0	0	-	0	0
Long	0	0	-	0	-	0	0	0	0	0	-	0	0
Commentary													
<p>Development of the site would result in the short term loss of a grassed area which is of no particular environmental designation and then no further impact.</p> <p>The entire site is currently permeable. Development would increase surface water flood risk.</p> <p>Development would have a short term negative impact in terms of the protection of recreational facilities.</p> <p>Site is not previously developed. Development would not prioritise the use of previously developed land.</p> <p>Development would cause a moderate localised increase in domestic waste production.</p> <p>The site lies adjacent to the town's cycle network, however it is not in particularly close proximity to a neighbourhood centre. Car ownership means that the use of this mode of transport is likely to increase locally.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p>													
Mitigation measures													
<p>Development which incorporated SUDS would reduce surface water flood risk. Landscaping would help to mitigate against the loss of the existing open space habitat.</p> <p>Tree survey required prior to any development.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>													



## Site 828: Land at Roaring Meg South

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 828 - Land at Roaring Meg South.													
Short	-	+	-	-	-	0	0	0	0	0	+/-	0	+/0
Medium	0	0	-	0	-	0	0	0	0	0	+/-	0	+/0
Long	0	0	-	0	-	0	0	0	0	0	+/-	0	+/0
Commentary													
<p>Development of the site would result in the short term loss of a wooded/grassed area which is of no particular environmental designation and then no further impact.</p> <p>The entire site is currently permeable. Development would increase surface water flood risk.</p> <p>Development would enable minor localised population growth in the short term.</p> <p>Site is not previously developed. Development would not prioritise the use of previously developed land.</p> <p>Development would cause a moderate localised increase in domestic waste production.</p> <p>Site is well served by bus routes and is well connected to the town's cycle network. However, car ownership means that this form of transport would also be likely to increase locally.</p> <p>Site is located in relatively close proximity to the Gunnel's Wood employment area. Potential to reduce out/in commuting and support a low carbon economy.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p>													
Mitigation measures													
<p>Development which incorporated SUDS would reduce surface water flood risk. Landscaping would help to mitigate against the loss of the existing open space habitat.</p> <p>Tree survey required prior to any development.</p>													

## Site 834: Sleaps Hyde

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 834 - Sleaps Hyde.													
Short	-	+/-	-	-	-	0	0	0	0	0	+/-	0	+
Medium	0	+/-	-	0	-	0	0	0	0	0	+/-	0	+
Long	0	+	-	0	-	0	0	0	0	0	+/-	0	+
Commentary													
<p>Development of the site would result in the short term loss of a grassed area which is of no particular environmental designation and then no further impact.</p> <p>The majority of the site is currently permeable. Development would increase surface water flood risk.</p> <p>Development would enable minor localised population growth in the short term. However, in the short/medium term it would result in the loss of the existing informal open space, a recreational facility for residents.</p> <p>Majority of the site is not previously developed. Development would not prioritise the use of previously developed land.</p> <p>Development would cause a moderate localised increase in domestic waste production.</p> <p>The site has good pedestrian links to the nearby neighbourhood centre and is located on the town's cycle network. However, car ownership means that this form of transport would also be likely to increase locally.</p> <p>Development would help to create a local market for local goods and services at the nearby neighbourhood centre. It could also help to establish a low carbon economy in Stevenage.</p> <p>Site is considered too small to have a significant effect with regard to the provision of affordable housing within the borough.</p>													
Mitigation measures													
<p>Development which incorporated SUDS would reduce surface water flood risk. Landscaping would help to mitigate against the loss of the existing open space habitat.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>													

# Site 840: Former Pin Green School Playing Field


	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 840 - Former Pin Green School Playing Field.													
Short	--	--/+	-	-	-	0	0	0	0	+	+	0	+
Medium	-	-/+	-	0	-	0	0	0	0	+	+	0	+
Long	-	-	-	0	-	0	0	0	0	+	+	0	+
Commentary													
<p>Development of the site would result in the loss of a grassed area which forms the southern most section of a designated Green Link. It would therefore undermine the integrity of the Green Link as a whole. Negative impact in terms of biodiversity.</p> <p>Development would result in the loss of a relatively large open space which is a recreational facility. However, it would facilitate localised population growth.</p> <p>Development would cause a localised increase in domestic waste production.</p> <p>The site is currently permeable. Development would increase surface water flood risk.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Ongoing benefits from re-letting of affordable housing.</p> <p>Site is connected to the town's cycle network and is well served by local bus routes. It is also within relatively close proximity to a neighbourhood centre and to Hampson Park. Development of this site could therefore reduce the need to travel and increase the use of sustainable methods of transport.</p>													
Mitigation measures													
<p>Re-provision of this section of the Green Link would ensure the integrity of the southern end of this link remained intact.</p> <p>Development which incorporated SUDS would reduce surface water flood risk. Landscaping would help to mitigate against the loss of the existing open space habitat.</p>													

## Site 841: Land at Shephalbury Park

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 841- Land at Shephalbury Park.</b>													
Short	-	-/+	-/0	-/+	?	0	-	+/-	0	+	-	0	+
Medium	-	-/+	-/0	-/+	?	0	0	+/-	0	+	-	0	+
Long	-	-/+	-/0	-/+	?	0	0	+/-	0	+	-	0	+
<p><b>Commentary</b></p> <p>The site consists of two distinct areas. The western side is previously developed and used for industrial type purposes, whilst the eastern side is landscaped parkland which forms part of Shephalbury Park. Development would result in the loss of the parkland section, which includes a number of mature trees, with a negative impact upon biodiversity and an increased surface water flood risk.</p> <p>The entire site forms part of a designated Green Link and the western side is designated as principal open space. Development of the site would facilitate localised population growth, however it would not protect recreational facilities as the eastern side of the site, which includes parkland and a children's play area would be lost.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development. Eastern side of site is not however previously developed - development would not prioritise the use of previously developed land.</p> <p>Development would result in a localised increase in domestic waste production. However, the industrial use located on the western half of the site would cease. It is not know whether the level of waste produced by new development would by offset by this.</p> <p>Site is located within an Area of Archaeological Significance. Archaeological survey would be required to ensure there was not a negative impact upon cultural heritage.</p> <p>The re-development of the industrial area, if well designed, could create a better sense of place which made a positive contribution to its parkland surroundings. The development of the eastern side of the site would be likely to have a negative impact.</p> <p>Site would provide additional homes in the short term. This will increase access to affordable homes and provide opportunities for people to live and work in the town. Development would support the regeneration of the town centre. Ongoing benefits from re-letting of affordable housing.</p> <p>The site is not well served by the town's bus routes, however it is in close proximity to the cycle network. Car ownership means that the use of this mode of transport is also likely to increase locally.</p>													
<p><b>Mitigation measures</b></p> <p>Development should, ideally, be limited to the western side of the site.</p> <p>Development which incorporated SUDS would reduce surface water flood risk. Landscaping would help to mitigate against the loss of the existing open space habitat.</p> <p>Tree survey required and retention of mature trees should be sought.</p> <p>Archaeological survey required.</p> <p>Children's play area should be retained/re-provided.</p>													

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





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

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

### Site 125: Stevenage Leisure Park

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 001 - Stevenage Leisure Park.</b>													
Short	0/+	+/-	+	+	-	0	0	+	+	+	++	+	++
Medium	0/+	+/-	+	0	-	0	0	+	+	+	++	+	++
Long	0/+	+/-	+	0	-	0	0	+	+	+	++	+	++
<p>Commentary</p> <p>The site consists primarily of an impermeable tarmac parking area. Development which included landscaping and SuDs would significantly reduce surface water flood risk and improve biodiversity.</p> <p>Development would encourage localised economy growth. The loss of the existing parking could reduce accessibility to the community, cultural and recreational facilities of the town centre.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>There would be a localised increase in waste/refuse creation.</p> <p>The site is located on a prominent corner plot. Well designed development could create local distinctiveness and a sense of place.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst workers and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p> <p>Large edge-of-centre site occupied by low density 'warehouse style' leisure development with substantial surface car parking area.</p>													
<p>Mitigation measures</p> <p>SuDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Re-provision of parking if required.</p> <p>Mixed use scheme required.</p>													



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

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Swingate</b>													
Short	+/0	+/-	+	+	-	0	+/-	+	+	0	++	+	++
Medium	+/0	+/-	+	0	-	0	+/-	+	+	0	++	+	++
Long	+/0	+/-	+	0	-	0	+/-	+	+	0	++	+	++
Commentary													
<p>The site consists primarily of an impermeable tarmac parking area. Development which included landscaping and SUDS would significantly reduce surface water flood risk and improve biodiversity.</p> <p>Development would encourage localised economy growth. The loss of the existing parking could reduce accessibility to the community, cultural and recreational facilities of the town centre.</p> <p>There would be a localised increase in waste/refuse creation.</p> <p>Site is located adjacent to a Conservation Area. Well designed development could enhance the Conservation Area whereas poorly designed development could detract from it.</p> <p>Well designed development could help to create local distinctiveness and a sense of place.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst workers and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
<p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Mixed use scheme required.</p>													
<b>Leisure Centre</b>													
Short	0/+	+/-	+	+	-	0	0	+	-/+	0	++	+	++
Medium	0/+	+/-	+	0	-	0	0	+	-/+	0	++	+	++
Long	0/+	+/-	+	0	-	0	0	+	-/+	0	++	+	++
Commentary													
<p>Large theatre/leisure complex with adjoining car park and delivery areas. Approximately 4 storeys equivalent in height. Adjoins ring road to west and surface car parking on remaining three sides.</p> <p>Development which included landscaping and SuDS would significantly reduce surface water flood risk and improve biodiversity.</p>													

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

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

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

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

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

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

## Mitigation measures

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

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

Mixed use scheme required.

## Staples

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

## Commentary

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

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

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

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

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

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

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

Excellent access to town centre services for new workers.

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

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

## Mitigation measures

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

Mixed use scheme required.

## The Plaza

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

## Commentary

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

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

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

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

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

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

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

## Mitigation measures

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

High standard of design required.

Mixed use scheme required.

### Site 611a: Land West of North Road (2)

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 003 - Land West of North Road (2).</b>													
Short	-	+	--	-	-	0	0	0	0	++	-	+	+
Medium	-	+	--	0	-	0	0	0	0	++	-	+	+
Long	-	+	--	0	-	0	0	0	0	++	-	+	0
Commentary													
<p>Site is designated as a local rural area and is grade 3 agricultural land. It also contains a small area of woodland on it's northern boundary. Development of this site would cause the loss of this rural open space and woodland with a detrimental impact in biodiversity terms. The entire site is a permeable area. Development would result in the loss of this which is of particular significance as the site is located partly within, a zone 2/3 flood risk area.</p> <p>Development would provide a number of new employment opportunities which would facilitate local economy growth in the short/medium term.</p> <p>Development would result in a localised increase in waste/refuse creation.</p> <p>Site is located on the edge of Stevenage. The site has good access to local bus services but is not connected to the cycle network. Car ownership means that the use of this mode of transport would be likely to increase locally.</p> <p>Development could have the potential to reduce in/out commuting due to the substantial number of jobs which could be provided and would support the local economy/town centre regeneration.</p>													
Mitigation measures													
<p>SuDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Landscaping should be provided within/around the site to reduce the negative impact on biodiversity.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>													

# Site 618: Land West of J8

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 004 - Land West of J8.													
Short	-	+	--	-	-	0	0	0	0	++	-	+	+
Medium	-	+	--	0	-	0	0	0	0	++	-	+	+
Long	-	+	--	0	-	0	0	0	0	++	-	+	0
Commentary													
<p>Site is designated as a local rural area. Development of this site would cause the loss of this rural open space with a detrimental impact in biodiversity terms. The entire site is a permeable area. Development would result in the loss of this which is of particular significance as the site is located partly within, a zone 2/3 flood risk area.</p> <p>Development would provide a significant number of new employment opportunities which would facilitate local economy growth in the short/medium term.</p> <p>Development would result in a localised increase in waste/refuse creation.</p> <p>Site is located on the edge of Stevenage. The site has moderate access to local bus services but is not connected to the cycle network. Car ownership means that the use of this mode of transport would be likely to increase locally.</p> <p>Development could have the potential to reduce in/out commuting due to the substantial number of homes which could be provided and would support the local economy/town centre regeneration.</p>													
Mitigation measures													
<p>SuDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Landscaping should be provided within/around the site to reduce the negative impact on biodiversity.</p> <p>Development should include measures to encourage people to walk, cycle or use public transport to travel to and from the site.</p>													

## Site 612: Land West of Stevenage

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 005 - Land West of Stevenage.</b>													
Short	-	+	-	-	-	-	0	0	0	+	-	+	+
Medium	-	+	-	0	-	0	0	0	0	+	-	+	+
Long	0	0	-	0	-	0	0	0	0	+	-	+	0
Commentary													
<p>Development of this green field site would have a negative impact in terms of biodiversity and surface water flood risk.</p> <p>Development would facilitate short/medium term economy growth in the locality. Noise pollution from the adjacent A1 Motorway likely to be an issue.</p> <p>Development would result in a localised increase in waste/refuse creation.</p> <p>Site is located on the edge of the town in an isolated location and is not connected to the cycle network. Poor access to public transport. Car ownership means that the use of this mode of transport would be likely to increase locally.</p>													
Mitigation measures													
<p>SuDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Development could include measures to encourage people to walk, cycle or use public transport to travel to and from the site although this is likely to be difficult.</p> <p>Noise mitigation measures likely to be required along the site's eastern boundary, adjacent to the A1 Motorway.</p>													

## Site V1: Former Kodak Site

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
<b>Site 006 - Former Kodak Site.</b>													
Short	0/+	+/-	+	+	-	0	0	+	+	+	++	+	++
Medium	0/+	+/-	+	0	-	0	0	+	+	+	++	+	++
Long	0/+	+/-	+	0	-	0	0	+	+	+	++	+	++
Commentary													
<p>Cleared site with Gunnels Wood Employment Area used for car parking with substantial impermeable hard surfaced area.</p> <p>Development which included landscaping and SuDs would significantly reduce surface water flood risk and improve biodiversity.</p> <p>Frontage onto Gunnels Wood Road and Bessemer Drive.</p> <p>Development would encourage localised economy growth.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>There would be a localised increase in waste/refuse creation.</p> <p>The site is located in a highly sustainable location with excellent access to the town centre's facilities, services and public transport links. Development would be well positioned to reduce car dependency amongst workers and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
<p>SuDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Re-provision of parking if required.</p>													

## Site V2: Land at MBDA

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 007 - Land at MBDA.													
Short	0/+	+/-	+	+	-	0	0	+	+	+	++	+	++
Medium	0/+	+/-	+	0	-	0	0	+	+	+	++	+	++
Long	0/+	+/-	+	0	-	0	0	+	+	+	++	+	++
Commentary													
<p>Cleared site within Gunnels Wood Road Employment Area used for car parking. The site consists primarily of an impermeable hard standing parking area.</p> <p>Development which included landscaping and SuDs would significantly reduce surface water flood risk and improve biodiversity.</p> <p>Development would encourage localised economy growth.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>There would be a localised increase in waste/refuse creation.</p> <p>Development would be well positioned to reduce car dependency amongst workers and decrease in/out commuting.</p> <p>Development would support the regeneration of the town centre and help to create a local market for local goods/services.</p>													
Mitigation measures													
<p>SuDS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Re-provision of parking if required.</p>													



## Site V5: Leyden House

	Sustainability Objectives												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Site 008 - Leyden House.													
Short	0/+	+/-	+	+	-	0	0	+	--	+	++	+	++
Medium	0/+	+/-	+	0	-	0	0	+	--	+	++	+	++
Long	0/+	+/-	+	0	-	0	0	+	--	+	++	+	++
Commentary													
<p>The site consists primarily of day centre provision for residents of the town. and impermeable tarmac parking area. Development which included landscaping and SUDs would significantly reduce surface water flood risk and improve biodiversity.</p> <p>Development would encourage localised economy growth.</p> <p>Site analysis shows potential for contamination which would be remediated as a result of development.</p> <p>There would be a localised increase in waste/refuse creation.</p> <p>Frontage onto Gunnels Wood Road with access from Leyden Road.</p>													
Mitigation measures													
<p>SUuS should be used to ensure that the development of the site does not increase the risk of flooding.</p> <p>Development should be designed to minimise waste production and maximise recycling.</p> <p>Re-provision of day centre within the Borough.</p>													





## 16 . Appendix 2. Evaluating the effects of the Local Plan

The Stevenage Borough Local Plan Sustainability Appraisal

## 16 Appendix 2. Evaluating the effects of the Local Plan

### Policy SP1: Presumption in Favour of Sustainable Development

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	++	
	M (Medium)	++	
	L (Long)	++	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	++	
	M	++	
	L	++	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	0	
	M	0	
	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment	S	0	
	M	0	
	L	0	

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

**Policy SP2: Sustainable Development in Stevenage**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	++	Policy contains commitment to protect and improve important open space, wildlife sites and habitats.
	M (Medium)	++	
	L (Long)	++	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	Policy contains a commitment to raise life expectancy and encourage healthy lifestyles
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	++	Policy states that development will occur within the limits of infrastructure and that harm from flood risk should be reduced.
	M	++	
	L	++	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	++	Policy states that development will avoid or prevent harm from contamination and pollution.
	M	++	
	L	++	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	This issue is not explicitly mentioned in the policy.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	++	Policy commits to reducing impact on climate change and limit pollution.
	M	++	
	L	++	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	?	Policy commits to protecting and preserving areas and building of historical and archaeological interest.
	M	?	
	L	?	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	++	Policy requires high-quality buildings and spaces that improve their surroundings.
	M	++	
	L	++	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	++	Policy seeks to provide facilities and services.
	M	++	
	L	++	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	++	Policy seeks to provide a mix of homes for all sectors of the community.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	++	Policy will reduce the need to travel and promote journeys by bus, bike and foot.
	M	++	
	L	++	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	++	Policy aims to raise the aspirations, earnings and education level of the residents.
	M	++	
	L	++	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment	S	++	Policy seeks to improve areas of the town that are under-performing, deliver high-quality buildings and spaces, and improve skills and education.
	M	++	
	L	++	



Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

**Policy SP3: A Strong, Competitive Economy**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy supports intensive use of accessible, previously developed sites and maintaining the role of two key employment areas, thus reducing demand for greenfield land. However, a new site at Junction 7 will be on undeveloped land and is adjacent to the SSSI at Knebworth Woods. The environmental effects could be significant, adverse and permanent if not managed.
	M (Medium)	+/--	
	L (Long)	+/--	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	Recognising the importance of health facilities in employment terms has an indirect benefit effect as it implies that such facilities will be safeguarded and/or improved.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	-	Employment growth will increase waster water output. In addition, development on a greenfield site will reduce permeability and increase surface water run-off.
	M	-	
	L	-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	+	Regeneration of existing employment sites should allow for the remediation of contaminated land where this is found. Development of a greenfield allocation at Junction 7 will take land out of potential agricultural use.
	M	+/-	
	L	++/-	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	-	Significant increase in employment will increase waste.
	M	-	
	L	-	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	-	Significant increase in employment could increase polluting or hazardous activities.
	M	-	
	L	-	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	+/?	Policy encourages a positive approach to regeneration of Gunnels Wood which contains a listed warehouse. There is also an are of archaeological interest here though this is not specifically mentioned.
	M	+/?	
	L	+/?	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy encourages regeneration of Gunnels Wood and land to the west of the Leisure Park both of which currently offer a poor quality townscape.
	M	++	
	L	++	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Recognising the importance of health facilities in employments terms has an indirect benefit effect as it implies that such facilities will be safeguarded and/or improved. Locating high intensity uses in accessible locations should ensure that employees have good access to services. In addition, the policy promotes access to education.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+/-	Concentrating high-intensity uses on the land around the station and town centre will allow a significant proportion of employees to travel to work by sustainable modes. This could be offset, to an extent, by the new edge-of-town allocation adjacent to a motorway junction. The policy also supports provision of education facilities in accessible locations which should help manage the need to travel.
	M	+/-	
	L	+/-	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	++	Emphasis on high-technology jobs should contribute to a general 'up-skilling' of the labour force. The policy goes on to support provision of education and training facilities and safeguards existing educational facilities.
	M	++	
	L	++	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment,	S	++	This policy will result in signifcant investment in employment and associated infrastructure. This will result in significant, permanent, long-term benefits. However, meeting the jobs target will necessitate significant investment over the whole plan period
	M	++	

Sustainability Objectives	Effect		Comments
infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	++	

**Policy SP4: A Vital Town Centre**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy provides a significant emphasis on previously developed sites and controlling development outside of the identified hierarchy. However, provision of facilities in new neighbourhoods will require some greenfield development in the medium to long term.
	M (Medium)	++/-	
	L (Long)	++/-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	Provision of facilities in new neighbourhoods will require some greenfield development in the medium to long term.
	M	-	
	L	-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Regeneration of brownfield sites may unearth some contamination in the short term but this will be remediated as development progresses.
	M	+/-	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	-	Additional development will lead to an absolute increase in waste.
	M	-	
	L	-	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	+	Policy promotes regeneration of the Town Centre and preservation of the market town atmosphere of the Old Town High Street. However, Conservation Area status of both areas is not explicitly mentioned, nor are listed buildings. Consequently there may be some uncertainty over the impacts on these.
	M	++/-	
	L	++/-	
<b>Good Design</b> 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.	S	+	Policy should deliver significant, permanent improvements in the built environment.
	M	++	
	L	++	
<b>Access to Services</b> 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.	S	0	Regeneration of town and neighbourhood centres should provide new and improved facilities.
	M	+	
	L	++	
<b>Housing</b> SEA themes: Population, human health			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Regeneration of the town and neighbourhood centres will provide opportunities for significant additional residential development.
	M	++	
	L	++	
<b>Travel</b> 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.	S	0	The regeneration of the town and neighbourhood centres will reduce the need to travel by providing homes, jobs and services in close proximity. Retail hierarchy should prevent piecemeal development in unsustainable locations.
	M	+	
	L	++	
<b>Skills</b> 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.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> 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	S	++	The schemes identified in this policy will require significant levels of investment to be realised.
	M	++	
	L	++	

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

**Policy SP5: Infrastructure**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Infrastructure proposals will involve use of greenfield land. This loss will be permanent and long term. Secondary impacts from use of new roads by vehicles that may disturb reaming habitats or species.
	M (Medium)	-	
	L (Long)	-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Infrastructure proposals will open up access to land that can then be developed for a range of beneficial uses.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+/-	Policy has a strong emphasis on the provision of new waste water infrastructure in parallel with new housing development in the medium to long term. In addition, the increase ion impermeable surfaces (such as new roads) will increase run-off and therefore risk.
	M	+/-	
	L	+/-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Some minor effects from the loss of greenfield land, including some in agricultural use. However, land in the Borough is only of medium agricultural quality.
	M	-	
	L	-	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	Secondary effects - new roads will facilitate car travel.
	M	-	
	L	-	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			



Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	0	No significant effect.
	M	0	
	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	++	New infrastructure will facilitate access to essential services.
	M	++	
	L	++	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	Infrastructure proposals will facilitate significant housing development in the medium to long term.
	M	+	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	Secondary effects - new roads will facilitate car travel.
	M	-	
	L	-	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	++	Policy supports the provision of a new school. This will have a permanent, long term beneficial impact on education provision.
	M	++	
	L	++	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment	S	0	Provision of supporting infrastructure will enable development to occur and stimulate investment.
	M	+	
	L	+	

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

**Policy SP6: Sustainable Transport**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Indirect benefits due to reduction (or management) of journeys by private car, as a result of this policy, will minimise pollutants or disturbance which could have an adverse effect.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	Policy takes a proactive approach towards walking and cycling, thereby encouraging healthy lifestyles.
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+	Indirect benefits as a reduction (or management) of journeys by private car, as a result of this policy, will minimise pollutants which could have an adverse impact.
	M	+	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	0	Policy makes provision for new bus termini and waiting facilities. Existing bus station is adjacent to conservation area and affects the setting of the listed buildings.
	M	+	
	L	+	
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.	S	+	Policy requires sustainable modes of transport to be integrated into the design and layout of new development.
	M	+	
	L	+	
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.	S	+	Promotion of sustainable modes and development in accessible locations. This will help raise residential yields in these areas.
	M	+	
	L	+	
Housing    SEA themes: Population, human health			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Policy supports high density residential development in accessible locations. This will help raise residential yields in these areas.
	M	+	
	L	+	
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.	S	++	Policy directs high density and intensive uses to the most accessible locations. A highly proactive approach to sustainable transport.
	M	++	
	L	++	
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.	S	0	No significant effect.
	M	0	
	L	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	S	+	Proposals support investment in bus and rail transport as well as other measures.
	M	+	
	L	+	

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

**Policy SP7: High Quality Homes**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+/--	The policy requires significant development on greenfield sites. This will result in the loss of some habitats. However, conversely, it is also estimated that almost half of new homes will be built of previously developed land. Provision of low density, aspirational housing will increase land take required to meet housing targets.
	M (Medium)	+/--	
	L (Long)	+/--	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	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 recreation. Providing an appropriate range of housing will improve quality of life. The travelling community have significantly poorer life opportunities than the settled community. Provision of permanent pitches will help to meet a regional level deficit.
	M	++/-	
	L	++/-	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	-	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.
	M	-	
	L	-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect from this policy. Assessment of site allocations will determine impact against this objective.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	-	The increased number of homes will result in an absolute increase in waste production even if per capita rates fall.
	M	-	
	L	-	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	-	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.
	M	-	
	L	-	

Sustainability Objectives	Effect		Comments
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	-	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.
	M	-	
	L	-	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	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.
	M	-	
	L	-	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	No significant impact to the settled community, however, permanent pitches will provide Gypsies and Travellers with better access to services.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	++	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.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+/-	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.
	M	+/-	
	L	+/-	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	+	No significant effect to the settled community. However, the provision of additional pitches will provide an opportunity for resident's children to attend local schools.
	M	+	
	L	+	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment,	S	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.
	M	+	

Sustainability Objectives	Effect		Comments
infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	L	+	



**Policy SP8: Good Design**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	++	Policy takes a proactive approach by encouraging efficiency in water use and considering drainage in the design process.
	M	++	
	L	++	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	+	Policy adopts a proactive approach by requiring contamination to be considered in the design process.
	M	+	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	+	The policy requires that waste is considered in the design process.
	M	+	
	L	+	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+	Policy takes a proactive approach by requiring pollution to be considered in the design process.
	M	+	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	++	The policy supports the identification, preservation and enhancement of Listed Buildings, Conservations Areas and areas of archaeological significance.
	M	++	
	L	++	
<b>Good Design</b> 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.	S	++	This policy strongly correlates with this objective and should deliver significant, long term and permanent benefits.
	M	++	
	L	++	
<b>Access to Services</b> 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.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> SEA themes: Population, human health			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> 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.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> 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.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> 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	S	0	No significant effect.
	M	0	
	L	0	

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

**Policy SP9: Healthy Communities**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+/-	Policy includes brownfield sites, however expansion of the hospital and facilities at Stevenage West will require development on greenfield land.
	M (Medium)	+/-	
	L (Long)	+/-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	Policy supports the provision of new and improved healthcare facilities resulting in significant and permanent benefits.
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	0	No significant effect.
	M	0	
	L	0	
<b>Good Design</b> 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.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> 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.	S	+/-	Policy will result in the provision of new, modern facilities. However, the closure of some smaller or unviable facilities may decrease accessibility in some local areas.
	M	++/-	
	L	++/-	
<b>Housing</b> SEA themes: Population, human health			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> 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.	S	0	Provision of the services in accessible locations should help reduce the need to travel. However, the closure of smaller, local facilities may increase journey times in some areas.
	M	+/-	
	L	+/-	
<b>Skills</b> 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.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> 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	S	+	Policy will result in investment in infrastructure.
	M	+	
	L	+	

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

**Policy SP10: Green Belt**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	--	Policy will result in permanent and irreversible loss of Green Belt land to development.
	M (Medium)	--	
	L (Long)	--	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+/-	Development will provide opportunities for new housing and other development which may enhance life opportunities. Offset by loss of land which may be used for (informal) recreation.
	M	+/-	
	L	+/-	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	--	A significant quantity of permeable, greenfield land will be lost. This will be a significant and permanent impact. Secondary impacts as the release of land from the Green Belt will lead to its consequent development.
	M	--	
	L	--	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Some minor effects from the loss of greenfield land including some in agricultural use. However, land in the Borough is only of medium agricultural quality.
	M	-	
	L	-	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	-	Secondary impacts as the release of land from the Green Belt will lead to its consequent development.
	M	-	
	L	-	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	-	Secondary impacts as the release of land from the Green Belt will lead to its consequent development.
	M	-	
	L	-	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	-	Review of the Green Belt may release some high quality landscapes. There are some Conservation Areas, Listed Buildings and Scheduled Ancient Monuments close to the current Green Belt boundary.
	M	-	
	L	-	
<b>Good Design</b> 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.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> 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.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> SEA themes: Population, human health			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	++	Green Belt review will release significant areas of land for development.
	M	++	
	L	++	
<b>Travel</b> 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.	S	--	Secondary impacts as the release of land from the Green Belt will lead to its consequent developemtn. Edge-of-town land is, by its nature, further from central areas leading to an increase in car use though land to the west of Stevenage is closer to the town.
	M	--	
	L	--	
<b>Skills</b> 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.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> 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	S	+	Secondary impacts as the release of land will facilitate the housing development assessed against Policy S07.
	M	+	
	L	+	



Sustainability Objectives	Effect		Comments
economic and employment centres remain efficient and viable.			

**Policy SP11: Climate Change, Flooding and Pollution**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Preservation of the flood storage reservoirs will indirectly protect the species and habitats that exist there.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Controlling pollution developments will have a beneficial effect on human health.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	++	Policy takes a proactive approach to reducing flood risk using a sequential approach to development, preserving flood storage reservoirs and encouraging the use of SuDS. Protection of flood storage reservoirs should prevent surge events feeding straight into recognised watercourses.
	M	++	
	L	++	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Policy permits potentially contaminating land uses to occur though this is strictly controlled.
	M	-	
	L	-	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	++	Policy states hazardous and polluting development will only be permitted where no further environmental risks will be created.
	M	++	
	L	++	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	0	No significant effect.
	M	0	
	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment	S	0	No significant effect.
	M	0	
	L	0	

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

**Policy SP12: Green Infrastructure and the Natural Environment**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	++	Policy contains a strong commitment to preservation of sites of biodiversity importance and a strong commitment to a wide range of habitats.
	M (Medium)	++	
	L (Long)	++	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	Policy will provide significant opportunities for people to engage in healthy lifestyles.
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+	Green infrastructure can contain pollutant-fixing species.
	M	+	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			

Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	++	Designation of Forster Country Park will provide significant and permanent benefit to the setting of Rooks Nest House. Other open spaces also contribute to (the setting of) conservation areas and listed buildings.
	M	++	
	L	++	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	++	Providing and protecting a range of multi-functional open space is an integral part of planning new residential areas as well as preserving the character of existing, established areas.
	M	++	
	L	++	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	-	Preservation of green infrastructure assets may restrict the quantum of land available for residential development.
	M	-	
	L	-	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	++	Policy takes a proactive approach to identifying and protecting key leisure routes.
	M	++	
	L	++	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment	S	0	No significant effect.
	M	0	
	L	0	

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

**Policy SP13: The Historic Environment**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	++	Policy contains a strong commitment to preservation of sites of biodiversity importance and a strong commitment to a wide range of habitats.
	M (Medium)	++	
	L (Long)	++	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	Policy will provide significant opportunities for people to engage in healthy lifestyles.
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+	Green infrastructure can contain pollutant-fixing species.
	M	+	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			



Sustainability Objectives	Effect		Comments
7. To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings.	S	++	Designation of Forster Country Park will provide significant and permanent benefit to the setting of Rooks Nest House. Other open spaces also contribute to (the setting of) conservation areas and listed buildings.
	M	++	
	L	++	
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.	S	++	Providing and protecting a range of multi-functional open space is an integral part of planning new residential areas as well as preserving the character of existing, established areas.
	M	++	
	L	++	
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.	S	0	No significant effect.
	M	0	
	L	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.	S	-	Preservation of green infrastructure assets may restrict the quantum of land available for residential development.
	M	-	
	L	-	
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.	S	++	Policy takes a proactive approach to identifying and protecting key leisure routes.
	M	++	
	L	++	
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.	S	0	No significant effect.
	M	0	
	L	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	S	0	No significant effect.
	M	0	
	L	0	

Sustainability Objectives	Effect		Comments
centres remain efficient and viable.			

**Policy EC1: Allocated Sites for Employment Development**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Loss of some greenfield on allocated sites will result in short term negative impacts, however, these can be mitigated against through the provision of new habitats that will establish over time.
	M (Medium)	+/-	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	-	Policy does direct some development to greenfield areas. This could lead to the permanent loss of permeable land.
	M	-	
	L	-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Redevelopment of existing employment sites may 'uncover' contaminated sites in the short term. However, the situation should improve over the plan period as these sites are remediated.
	M	+/-	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+	Development on and redevelopment of these sites may result in an improvement in the environmental conditions of these sites.
	M	+	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy requires employment development to be of an appropriate size and scale for its location.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Policy encourages provision of employment and protects existing employment land against unnecessary loss.
	M	+	
	L	+	

**Policy EC2: Gunnels Wood Employment Area and Edge-of-Centre Zone**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	+/-	Redevelopment of existing employment sites may 'uncover' contaminated sites in the short term. However, the situation should improve over the plan period as these sites are remediated.
	M	+	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy requires employment development to be of an appropriate size and scale for its location.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Policy encourages provision of employment and protects existing employment land against unnecessary loss.
	M	+	
	L	+	

**Policy EC3: Gunnels Wood Industrial Zones**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	+/-	Redevelopment of existing employment sites may 'uncover' contaminated sites in the short term. However, the situation should improve over the plan period as these sites are remediated.
	M	+	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy requires employment development to be of an appropriate size and scale for its location.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Policy encourages provision of employment and protects existing employment land against unnecessary loss.
	M	+	
	L	+	



**Policy EC4: Remainder of Gunnels Wood**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Redevelopment of the site allows the opportunity to incorporate more sustainable drainage techniques.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	+/-	Redevelopment of existing employment sites may 'uncover' contamination sites in the short term. However, the situation should improve over the plan period as these sites are remediated.
	M	+	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy requires employment development to be of an appropriate size and scale for its location.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Policy encourages provision of employment and protects existing employment land against unnecessary loss.
	M	+	
	L	+	

**Policy EC5: Active Frontages and Gateways**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy promotes active frontages that compliment the surrounding area, provide landmark recognition and encourages an interesting active impression.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	The policy supports overlooking frontages that serve to encourage approach by bicycle or on foot following a primary form of public transport.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Policy promotes Stevenage as an employment opportunity through the active and positive frontage and gateways that it supports.
	M	+	
	L	+	

**Policy EC6: Pin Green Employment Area**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Redevelopment of existing employment sites may 'uncover' contaminated sites in the short term. However, the situation should improve over the plan period as these sites are remediated.
	M	+/-	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+	Development on and redevelopment of these sites may result in an improvement in the environmental conditions of these sites.
	M	+	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy requires employment development to be of an appropriate size and scale for its location.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Policy encourages provision of employment and protects existing employment land against unnecessary loss.
	M	+	
	L	+	

**Policy EC7: Employment Development on Unallocated Sites**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Effects of the policy are unclear. Outside of allocated sites, there is no distinction between (the merits of) greenfield and previously developed sites.
	M (Medium)	-	
	L (Long)	-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	-	Policy does not contain direction to use previously developed sites ahead of greenfield. Could lead to permanent loss of permeable land.
	M	-	
	L	-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Redevelopment of existing employment sites may 'uncover' contaminated sites in the short term. However, the situation should improve over the plan period as these sites are remediated.
	M	+/-	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy requires employment development to be of an appropriate size and scale for its location.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Policy encourages provision of employment and protects existing employment land against unnecessary loss.
	M	+	
	L	+	



## Policy TC2: Southgate Park MOA

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy concentrates on the redevelopment of the Town Centre itself and areas that have previously been developed. There are options to enhance biodiversity in this area.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Regeneration of brownfield sites may unearth some contamination in the short term, but this will be remediated as development progresses.
	M	+/-	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	++	Policy promotes the regeneration of the Town Centre and preservation of the Conservation Area status.
	M	++	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy should deliver significant, permanent improvements in the built environment.
	M	++	
	L	++	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	Regeneration of the Town Centre should provide new and improved facilities.
	M	+	
	L	++	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	The regeneration of the Town Centre will reduce the need to travel by providing homes, jobs and services in close proximity.
	M	+	
	L	++	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	++	The schemes identified in this policy will require significant levels of investment to be realised.
	M	++	
	L	++	

**Policy TC3: Centre West MOA**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy concentrates on the redevelopment of the Town Centre itself and areas that have previously been developed. There are options to enhance biodiversity in this area.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Regeneration of brownfield sites may unearth some contamination in the short term, but this will be remediated as development progresses.
	M	+/-	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	++	Policy promotes the regeneration of the Town Centre and preservation of the Conservation Area status.
	M	++	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy should deliver significant, permanent improvements in the built environment.
	M	++	
	L	++	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	Regeneration of the Town Centre should provide new and improved facilities.
	M	+	
	L	++	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	The regeneration of the Town Centre will reduce the need to travel by providing homes, jobs and services in close proximity.
	M	+	
	L	++	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	++	The schemes identified in this policy will require significant levels of investment to be realised.
	M	++	
	L	++	

**Policy TC4: Station Gateway MOA**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy concentrates on the redevelopment of the Town Centre itself and areas that have previously been developed. There are options to enhance biodiversity in this area.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Regeneration of brownfield sites may unearth some contamination in the short term, but this will be remediated as development progresses.
	M	+/-	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	++	Policy promotes the regeneration of the Town Centre and preservation of the Conservation Area status.
	M	++	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy should deliver significant, permanent improvements in the built environment.
	M	++	
	L	++	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	Regeneration of the Town Centre should provide new and improved facilities.
	M	+	
	L	++	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	The regeneration of the Town Centre will reduce the need to travel by providing homes, jobs and services in close proximity.
	M	+	
	L	++	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	++	The schemes identified in this policy will require significant levels of investment to be realised.
	M	++	
	L	++	

**Policy TC5: Central Core MOA**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy concentrates on the redevelopment of the Town Centre itself and areas that have previously been developed. There are options to enhance biodiversity in this area.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Regeneration of brownfield sites may unearth some contamination in the short term, but this will be remediated as development progresses.
	M	+/-	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	++	Policy promotes the regeneration of the Town Centre and preservation of the Conservation Area status.
	M	++	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy should deliver significant, permanent improvements in the built environment.
	M	++	
	L	++	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	Regeneration of the Town Centre should provide new and improved facilities.
	M	+	
	L	++	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	The regeneration of the Town Centre will reduce the need to travel by providing homes, jobs and services in close proximity.
	M	+	
	L	++	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	++	The schemes identified in this policy will require significant levels of investment to be realised.
	M	++	
	L	++	



**Policy TC6: Northgate MOA**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy concentrates on the redevelopment of the Town Centre itself and areas that have previously been developed. There are options to enhance biodiversity in this area.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Regeneration of brownfield sites may unearth some contamination in the short term, but this will be remediated as development progresses.
	M	+/-	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	++	Policy promotes the regeneration of the Town Centre and preservation of the Conservation Area status.
	M	++	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy should deliver significant, permanent improvements in the built environment.
	M	++	
	L	++	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	Regeneration of the Town Centre should provide new and improved facilities.
	M	+	
	L	++	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	The regeneration of the Town Centre will reduce the need to travel by providing homes, jobs and services in close proximity.
	M	+	
	L	++	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	++	The schemes identified in this policy will require significant levels of investment to be realised.
	M	++	
	L	++	

**Policy TC7: Marshgate MOA**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy concentrates on the redevelopment of the Town Centre itself and areas that have previously been developed. There are options to enhance biodiversity in this area.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Redevelopment allows the opportunity to incorporate more sustainable drainage techniques.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Regeneration of brownfield sites may unearth some contamination in the short term, but this will be remediated as development progresses.
	M	+/-	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	++	Policy promotes the regeneration of the Town Centre and preservation of the Conservation Area status.
	M	++	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy should deliver significant, permanent improvements in the built environment.
	M	++	
	L	++	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	Regeneration of the Town Centre should provide new and improved facilities.
	M	+	
	L	++	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Regeneration of the Town Centre will provide opportunities for significant additional residential development.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	The regeneration of the Town Centre will reduce the need to travel by providing homes, jobs and services in close proximity.
	M	+	
	L	++	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	++	The schemes identified in this policy will require significant levels of investment to be realised.
	M	++	
	L	++	

## TC8: Town Centre Shopping Area

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	+	Policy promotes the Conservation Area designation of parts of the town Centre.
	M	+	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	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.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

## TC9: High Street Shopping Area

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	+	Policy promotes the historic character of Old Town and specifically the High Street.
	M	+	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy promotes the historic character of Old Town and specifically the High Street and recognises the interaction between shop frontages and the need to enhance the character of the surroundings.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	



**TC10: High Street primary and secondary frontages**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy promotes the historic character of Old Town and specifically the High Street and recognises the interaction between shop frontages and the need to enhance the character of the surroundings.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Policy promotes the High Street and its role for providing differing retail outlets and services including more specialist shopping that is not catered for in the Town Centre.
	M	+	
	L	+	

**TC11: New convenience retail provision**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy promotes access to services and retail facilities for local residents.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	The policy considers the provision of new retail facilities in the new proposed neighbourhoods. This would encourage the use of sustainable method of transport due to the locality of the facilities in relation to homes.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Policy promotes the local economy of neighbourhoods in addition to main shopping centres.
	M	+	
	L	+	

**TC12: New comparison retail provision**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Policy promotes the economy of the Town Centre and supports its regeneration through focusing comparison retailing to the Town Centre in favour of edge-of-centre and out-of-centre areas.
	M	+	
	L	+	

**TC13: Retail Impact Assessments**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Policy promotes the economy of the Town Centre and supports its regeneration through focusing retailing to the Town Centre in favour of edge-of-centre and out-of-centre areas.
	M	+	
	L	+	



**IT1: Strategic Development Access Points**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	The policy proposes the development of pre-existing routes which are already served by public transport and cycle ways.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	The policy promotes investment in the pre-exisiting infrastructure ensuring their viability.
	M	+	
	L	+	

**IT2: West of Stevenage Safeguarded Corridors**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	The policy promotes the safeguarding of corridors for access to Stevenage West in order to create a space that enhances the landscape.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	The policy supports improvements to access issues for for the Stevenage West development thereby ensuring access to services for all.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	The policy makes provision for the use of more sustainable forms of transport.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	The policy considers the long term vision of the Stevenage West development and supports it through consideration of its needs now.
	M	+	
	L	+	

## IT3: Infrastructure

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Infrastructure proposals will involve the use of greenfield land. This loss will be permananet and long term. Secondary impacts from use of new roads by vehicles that may disturb remianing habitats or species.
	M (Medium)	-	
	L (Long)	-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Infrastructure proposals will open up access to land that can then be developed for a range of benficial uses.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+/-	Policy has a strong emphasis on the provision of new waste water infrastructure in parallel with new housing development in the medium to long term. In addition, the increase of impermeable surfaces will increase runoff and therefore risk.
	M	+/-	
	L	+/-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Some minor effects from the loss of greenfield land, including some in agricultural use. However, land in the Borough is only of medium agricultural quality.
	M	-	
	L	-	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	Secondary effects - new roads will facilitate car travel
	M	-	
	L	-	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	++	New infrastructure will facilitate access to essential services.
	M	++	
	L	++	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	Infrastructure proposals will facilitate significant housing development in the medium to long term.
	M	+	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	Secondary effects - new roads will facilitate car travel.
	M	-	
	L	-	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	++	Policy supports the provision of a new school. This will have a permanent, long term beneficial impact on education provision.
	M	++	
	L	++	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	Provision of supporting infrastructure will enable development to occur and stimulate investment.
	M	+	
	L	+	

## IT4: Transport Assessments and Travel Plans

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Indirect positive effects as management of journeys by car and resultant pollutants will help prevent adverse impacts on biodiversity and habitats
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	Travel plans pro-actively support walking and cycling, encouraging people to live healthy lifestyles
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Encouraging more people to cycle and walk will help to create a more vibrant and active feel in a given area.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	++	This policy pro-actively encourages plans that will facilitate the use of alternate modes of transport.
	M	++	
	L	++	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Any new routes or initiatives arising from the assessments or travel plans will result in investment in the Borough.
	M	+	
	L	+	



**IT5: Parking and Access**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Indirect positive effects as management of journeys by car and resultant pollutants will help prevent adverse impacts on biodiversity and habitats.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	Policy pro-actively requires pedestrian and cycle routes to be included in major developments encouraging healthy lifestyles.
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effects.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effects.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effects.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effects.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effects.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Encouraging more people to cycle and walk will help to create a more vibrant and active feel to a given area.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy requires development to demonstrate how public transport will serve it, providing connections to services and facilities.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	++/-	This policy pro-actively encourages the use of alternate modes of transport. However, provision of parking spaces in new development will continue to facilitate use of the private car.
	M	++/-	
	L	++/-	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**IT6: Sustainable Transport**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Indirect positive effects as management of journeys by car and resultant pollutants will help prevent adverse impacts on biodiversity and habitats.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effects.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effects.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effects.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effects.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+	Policy pro actively supports the development of sustainable means of transportation in the town. This will discourage the use of the private car and thus contribute to air pollution throughout the town.
	M	+	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effects.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effects.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	The improvement of sustainable transport will provide residents of the town alternative means to travel to services that they need to access.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effects.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	++	The policy provides clear direction for the provision of sustainable transport in the town itself and beyond the Borough boundary.
	M	++	
	L	++	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effects.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Investment in the sustainable transport network improves the economic viability of the Town Centre and other employment centres by making them more accessible.
	M	+	
	L	+	

## IT7: New and Improved Links for Pedestrians and Cyclists

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Secondary effects - the increase and promotion of 'quiet' forms of transport will result in less disturbance for habitats and wildlife.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Policy promotes health and wellbeing in individuals through the upgrade and provision of existing and new network development.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effects.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effects.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effects.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+	Promotion of 'non-polluting' forms of transport will contribute to a reduction in all forms of pollution.
	M	+	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effects.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effects.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Provision and upgrading of new and existing networks allows residents of the town to access all parts of the town by different means.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effects.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	The policy provides clear direction for the provision of sustainable transport (pedestrian and cycleways) in the town itself and beyond the Borough boundary.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effects.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effects.
	M	0	
	L	0	

**IT8: Public Parking Provision**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Redevelopment of parking areas will allow for the opportunity to include sustainable drainage systems into the design.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	-	Redevelopment of existing parking areas may 'uncover' contamination in the short term. However, the situation should improve over the plan period as these sites are remediated.
	M	+/-	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Parking provision will allow access to all services for residents of the town.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	-	The provision of parking does encourage the use of the private car.
	M	-	
	L	-	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Investment in the parking provision of the town improves the economic viability of the Town Centre and other employment centres by making them more accessible.
	M	+	
	L	+	



## HO1: Housing Allocations

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Loss of greenfield and, in some circumstances Green Belt, is a permanent and long term loss.
	M (Medium)	-	
	L (Long)	-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Policy allocates additional housing to ensure that the local population can grow.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+/-	Redevelopment of existing sites will provide the opportunity to introduce more sustainable drainage methods and water conservation. Whilst the development of new sites will result in the loss of permeable ground on previously greenfield sites.
	M	+/-	
	L	+/-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	+	Redevelopment of existing residential sites may 'uncover' areas of contamination in the short term. However, the situation should improve over the plan period as these sites are remediated.
	M	+	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	-	Redevelopment and development will result in an absolute increase in waste.
	M	-	
	L	-	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+	New development and redevelopment offers the opportunity to introduce more energy efficient construction methods and maximising energy efficiency in the development itself.
	M	+	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	+	Policy and supporting text takes account of the need to preserve and enhance the historic environment.
	M	+	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Redevelopment can ensure that neighbourhood centres will be fit for purpose and contribute to the townscape.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Regenerating neighbour centres will improve services to local residents and increase access to services to all.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Policy seeks to provide additional housing for the town including appropriate and affordable housing.
	M	+	
	L	+	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	Redevelopment of neighbourhood centres will reduce the need for residents to travel for services that can be easily accessed locally.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Provision of suitable and sufficient housing will support the viability of the economy of the town.
	M	+	
	L	+	

## HO2: Stevenage West

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Policy involves the permanent and long term loss of Green Belt.
	M (Medium)	-	
	L (Long)	-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	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.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+/-	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.
	M	+/-	
	L	+/-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	+	Development at Stevenage West allows the opportunity to remediate any agricultural land contamination that is uncovered through development here.
	M	+	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	-	Development will result in an absolute increase in waste.
	M	-	
	L	-	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+/-	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.
	M	+/-	
	L	+/-	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	+	Policy is proactive in protecting and enhancing historic/archaeological interest of the site.
	M	+	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Masterplanning of Stevenage West allows design to fit with the surrounding area, compliment it and enhance the distinctiveness of the local character and landscape.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy makes provision for access to new services for all as part of the development.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Stevenage West makes a large, valuable contribution to overall housing supply.
	M	+	
	L	+	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	Policy encourages the use of sustainable modes of transport to be considered as part of the design process.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	+	Policy requires the provision of a primary school as part of the development.
	M	+	
	L	+	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	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.
	M	+	
	L	+	

## HO3: North of Stevenage

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Policy involves the permanent and long term loss of Green Belt.
	M (Medium)	-	
	L (Long)	-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	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.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+/-	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.
	M	+/-	
	L	+/-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	+	Development at North Stevenage allows the opportunity to remediate any agricultural land contamination that is uncovered through development here.
	M	+	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	-	Development will result in an absolute increase in waste.
	M	-	
	L	-	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+/-	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.
	M	+/-	
	L	+/-	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated	S	+/-	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
	M	+/-	

Sustainability Objectives	Effect		Comments
for their historic and/or archaeological interest and protect their settings.	L	+/-	but the policy is clear about the mitigation that should be put in place to reduce the impact of the encroachment.
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Masterplanning of North Stevenage allows design to fit with the surrounding area, compliment it and enhance the distinctiveness of the local character and landscape.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy makes provision for access to new services for all as part of the development.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	North Stevenage makes a valuable contribution to overall housing supply.
	M	+	
	L	+	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	Policy encourages the use of sustainable modes of transport to be considered as part of the design process.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	+	Policy requires the provision of a primary school as part of the development.
	M	+	
	L	+	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	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.
	M	+	
	L	+	

## HO4: South East of Stevenage

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Policy involves the permanent and long term loss of Green Belt.
	M (Medium)	-	
	L (Long)	-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	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.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+/-	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.
	M	+/-	
	L	+/-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	+	Development South East of Stevenage allows the opportunity to remediate any agricultural land contamination that is uncovered through development here.
	M	+	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	-	Development will result in an absolute increase in waste.
	M	-	
	L	-	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+/-	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.
	M	+/-	
	L	+/-	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	+	Policy is proactive in protecting and enhancing historic/archaeological interest of the site.
	M	+	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Masterplanning South East of Stevenage allows design to fit with the surrounding area, compliment it and enhance the distinctiveness of the local character and landscape.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy makes provision for access to new services for all as part of the development.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	North Stevenage makes a valuable contribution to overall housing supply.
	M	+	
	L	+	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	Policy encourages the use of sustainable modes of transport to be considered as part of the design process.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	+	Policy requires the provision of a primary school as part of the development.
	M	+	
	L	+	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	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.
	M	+	
	L	+	



**HO5: Windfall Sites**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+/-	Use of previously developed sites will reduce demand on greenfield locations. However, policy does provide scope for use of underused urban sites which may have some biodiversity impacts.
	M (Medium)	+/-	
	L (Long)	+/-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Possible secondary impacts as policy requirement for good access to local facilities may encourage journeys by foot or bicycle.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	-	Development of greenfield sites will decrease permeability.
	M	-	
	L	-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy requires windfall sites to have good access to local facilities.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	++	Windfall housing sites make a small, but valuable, contribution to overall housing supply.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	Possible long term benefits due to cumulative impact of windfall sites in accessible locations.
	M	0	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**HO6: Redevelopment of Existing Homes**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Policy allows for the loss of residential accommodation to provide health or social facilities.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy allows for the creation of small scale social, health, community or leisure facilities.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	-	Any loss of residential accomodation will work against this objective.
	M	-	
	L	-	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	Possible long term, secondary benefits if applicatio of policy creates new, accessibnble services in resdential areas.
	M	0	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**HO7: Affordable Housing Targets**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect. Policy does not provide locational guidance.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect. Policy does not provide locational guidance.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Secondary effects. Affordable housing will allow p
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	++	Providing an appropriate level of affordable housing on new development sites will strongly contribute towards this objective
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect. Policy does not provide locational guidance.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	+	Secondary effects. Affordable housing will allow people to live in areas where they would otherwise be priced out of the market due to inflationary impacts such as school catchments or proximity to desirable services.
	M	+	
	L	+	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**HO8: Affordable Housing Tenure, Mix and Design**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect. Policy does not provide locational guidance.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect. Policy does not provide locational guidance.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	++	Policy requires a seamless approach to the design of market and affordable homes.
	M	++	
	L	++	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Secondary effects. Affordable housing will allow people to live in areas where they would otherwise be priced out of the market due to inflationary impacts such as good school catchments or proximity to desirable services.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	++	Providing an appropriate mix of affordable housing tenures and types on new development sites will strongly contribute towards this objective.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect. Policy does not provide locational guidance.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	+	Secondary effects. Affordable housing will allow people to live in areas where they would otherwise be priced out of the market due to inflationary impacts such as good school catchments or proximity to desirable services.
	M	+	
	L	+	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	



**HO9: Housing Types and Sizes**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	Long term, secondary benefits as intensive use of accessible sites will reduce demand for greenfield sites to meet housing targets.
	M (Medium)	0	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	Long term, secondary benefits as intensive use of accessible sites will reduce demand for permeable, greenfield sites to meet housing targets.
	M	0	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy supports design that enhances the local character.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy encourages higher density development in accessible locations. This will have a positive impact when measured against this objective.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	++	Provision of a range of house types and sizes will facilitate this objective.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	Policy encourages higher density development in accessible locations. This will have a positive impact when measured against this objective.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**HO10: Sheltered and Supported Housing**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Policy requires new provision to be appropriate to the size and scale of surrounding development.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	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.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	++	The proposed policy will bring significant benefits when measured against this objective.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	Policy requires supported housing provision to be will served by public transport and have good access to services and facilities.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**HO11: Accessible and adaptable housing**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Provision of adaptable and accessible housing will contribute positively to this objective by allowing people to live for longer in their own homes.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	++	Provision of a full range of housing types will make a strong, positive contribution towards this objective.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**HO12: Gypsy and Traveller Provision**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	The travelling community have significantly poorer life opportunities than the settled community. Provision of permanent pitches will help to meet a regional level deficit.
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Provision of permanent pitches on a formally laid out site will contribute positively to this objective.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Permanent pitches will provide the travelling community with better access to services.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	++	Provision of permanent pitches will help to meet an identified, regional level deficit.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	Provision of permanent pitches with good connections to services and facilities will reduce the need to travel.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	+	Provision of additional pitches will provide an opportunity for residents children to attend local schools.
	M	+	
	L	+	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	



**HO13: Gypsy and Traveller Provision on Unallocated Sites**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	The travelling community have significantly poorer life opportunities than the settled community. Provision of pitches will help to meet a regional level deficit.
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Provision of pitches on a formally laid out site will contribute positively to this objective.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Pitches will provide the travelling community with better access to services.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	++	Provision of permanent pitches will help to meet an identified, regional level deficit.
	M	++	
	L	++	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	Provision of pitches with good connections to services and facilities will reduce the need to travel.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	+	Provision of additional pitches will provide an opportunity for residents children to attend local schools.
	M	+	
	L	+	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**GD1: High Quality Design**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy requires the design and layout of new development to meet open space standards. This will provide opportunities for new habitats.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	Policy requires new development to be designed to encourage healthy lifestyles.
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	+	Policy requires new development to make provision for the storage and collection of recyclable waste.
	M	+	
	L	+	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	+	Policy requires development to be in keeping with its surroundings.
	M	+	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	++	Strong, positive impacts against this objective which is closely aligned to the aims of this policy.
	M	++	
	L	++	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy requires development to be accessible by all modes of transport. This should ensure new development is well connected to services and facilities.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+/-	Policy requires new development to be accessible by all modes of transport. This includes transport by private car.
	M	+/-	
	L	+/-	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**HC1: District, Local and Neighbourhood Centres**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy ensures that there is local services available to local people.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Redevelopment of the neighbourhood centres includes the provision of additional housing.
	M	+	
	L	+	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	Neighbourhood centres reduce the need to travel to the Town Centre or edge-of-town supermarkets for day to day provisions.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	+	The policy requires neighbourhood centres to provide employment opportunities and/or community facilities which will ensure residents can access employment or educational opportunities.
	M	+	
	L	+	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Policy requires investment in the local neighbourhood centres which will result in economic efficiency and viability.
	M	+	
	L	+	

## HC2: Local Shops

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy requires existing local shops to be retained thereby providing some services to the local area.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	The retention of local shops will reduce the need for residents to travel so for for amenities.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	Retention of shops in local areas will ensure that the local economy remains efficient and viable.
	M	+	
	L	+	



**HC3: The Health Campus**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	The policy protects the provision of health services at the Lister Hospital thereby enhancing human health and wellbeing and ensuring that the hospital can continue to meet the needs of the growing population.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	The policy ensures that services can develop at the hospital due to the safeguarding of of the site. Thus providing access to all.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	The policy safeguards the site for any required expansion or development. This ensures that investment can continue to be made and ensure the viability of the service and it as a centre for employment in the town.
	M	+	
	L	+	

**HC4: Existing Health, Social and Community Facilities**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	Policy protects existing facilities unless criteria can be met demonstrating that the service is no longer required.
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy protects existing facilities unless criteria can be met demonstrating that the service is no longer required.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+/-	Policy should help to maintain a sustainable distribution of facilities across the Borough. Some potential localised impacts where uses are lost.
	M	+/-	
	L	+/-	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**HC5: New Health, Social and Community Facilities**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Policy makes no distinction between merits of greenfield, previously developed or allocated sites.
	M (Medium)	-	
	L (Long)	-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	Policy allows for the provision of new health facilities where these would meet an identified need.
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	-	Policy makes no distinction between merits of greenfield, previously developed or allocated sites. Could lead to permanent loss of permeable, greenfield sites.
	M	-	
	L	-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy supports new provision where it meets and identified need.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+/?	Policy provides support for integration of new facilities with existing provision. However, no guidance on location where this is not to be the case.
	M	+/?	
	L	+/?	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	New facilities would represent investment in new assets.
	M	+	
	L	+	

**HC6: Existing Leisure and Cultural Facilities**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	Policy safeguards existing provision unless it can be proven it is no longer viable or required.
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy safeguards existing provision unless it can be proven it is no longer viable or required.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	



**HC7: New and Refurbished Leisure and Cultural Facilities**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	-	Policy makes no distinction between merits of greenfield and brownfield sites.
	M (Medium)	-	
	L (Long)	-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++	Policy supports provision of new leisure facilities where there is a proven need, supporting healthy lifestyles.
	M	++	
	L	++	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	-	Policy makes no distinction between the merits of greenfield and brownfield sites. This could lead to the permanent loss of permeable greenfield sites.
	M	-	
	L	-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy supports provision of new leisure and cultural facilities where there is proven need.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	Policy requires new facilities to be appropriately sited in terms of accessibility.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	+	New facilities would be an investment.
	M	+	
	L	+	

**HC8: Sports Facilities in New Developments**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Policy supports the provision of sports facilities in the town to promote health and wellbeing for the existing and growing population.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Provision of sports facilities throughout the town ensures that access is improved for all residents.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**HC9: Former Barnwell East Secondary School**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Policy makes provision for an additional sports centre in its redevelopment. This will ensure that the residents of the town have access to sports facilities and contribute to health and well being.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	+	The safeguarding of the school ensures that there is sufficient provision made for education as the town continues to expand.
	M	+	
	L	+	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**HC10: Redundant School Sites**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy provides a safeguard for existing school playing fields which may contain areas of biodiversity value.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Policy provides a safeguard for existing school playing fields which are used for sporting activities
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Policy provides a safeguard for school playing fields. These are significant areas of permeable surfacing, often in developed residential areas.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	++	Policy contains a presumption in favour of retaining community uses in education buildings.
	M	++	
	L	++	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	++	Policy contains a presumption in favour of retaining community uses in education buildings.
	M	++	
	L	++	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	



**GB1: Green Belt**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy ensures that the retention and protection of the Green Belt ensuring that habitats and wildlife are protected.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**GB2: Green Belt Settlements**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy ensures that the retention and protection of the Green Belt ensuring that habitats and wildlife are protected.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	+	Infill development will add a small, but valuable, contribution to our housing targets.
	M	+	
	L	+	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**FP1: Climate Change**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Secondary, cumulative impacts as requiring low carbon and renewable technologies will help to combat the effects of global warming on habitats and species.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+	Secondary impacts as this policy will reduce the energy taken from more polluting, non-renewable sources.
	M	+	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	?	Impacts unclear as some renewable technologies may not be in keeping with character or setting.
	M	?	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	?	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	?	Impacts unclear as some renewable technologies may not be in keeping with character or setting.
	M	?	
	L	?	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

## FP2: Flood Risk in Flood Zone 1

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Indirect impacts as the use of SuDS should help to control the discharge of water, in times of storm, preventing damage to species and habitats which might otherwise occur.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	++	SuDS are specifically designed to help control and prevent surface water flood risk. SuDS help water infiltrate back into suitable locations, allowing pollutants to be filtered out. Without SuDS, flooding and surges would be more likely to occur resulting in high levels of discharge into watercourses.
	M	++	
	L	++	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	



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

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy requires any adverse impacts on watercourses, river corridors and water meadows to be mitigated against. This should safeguard their biodiversity value.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Applying the sequential test should reduce or prevent incidences of flooding and the associated risks to human health.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	The policy provides a strong, criteria based approach that should provide significant benefits against this objective by steering development away from 'at risk' locations. The policy also requires any adverse impacts on watercourses, river corridors and water meadows to be mitigated against. This should safeguard their quality.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

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

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy requires any adverse impacts on FSR's and Functional Floodplain to be mitigated against. This should safeguard their biodiversity value.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Applying the sequential test should reduce or prevent incidences of flooding and the associated risks to human health.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	++	The policy provides a strong, criteria based approach that should provide significant benefits against this objective by steering development away from 'at risk' locations.
	M	++	
	L	++	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**FP5: Contaminated Land**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Remediation of contaminated sites will lead to an overall improvement in the quality of surface water and ultimately groundwater.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	++	The policy requires the remediation of any contaminated land found in the the Borough through development and redevelopment.
	M	++	
	L	++	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**FP6: Hazardous Installations**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	The policy includes strict controls to prevent any adverse impact on wildlife and the local environment.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	This policy prevents any development that would have an adverse impact on health and safety.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	This policy prevents any development that would have an adverse impact on water quality unless suitable mitigation measures are included.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	+	The policy prevents development that would have an adverse impact against this objective.
	M	+	
	L	+	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	+	Air quality is explicitly identified as one of the criteria against which proposals will be judged.
	M	+	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	No significant effect.M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	



## FP7: Pollution

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Policy controls pollution generation that might have an adverse impact on the local environment.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Policy controls pollution generation that might have an adverse impact on residential amenity.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

## FP8: Pollution Sensitive Uses

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Controlling the location of pollution sensitive residential development will have a beneficial impact.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**NH1: Principal Open Spaces**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	The policy ensures the protection of open spaces within the town. As such, the biodiversity associated with these sites (which will vary from one open space to the other) will remain protected also.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Protection of open spaces within the Borough will ensure that residents have space to enhance their health and wellbeing.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**NH2: Wildlife Sites**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	++	The policy is explicit in its protection and enhancement of wildlife sites.
	M (Medium)	++	
	L (Long)	++	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	The policy recognises the amenity value of the wildlife sites. This amenity supports health and wellbeing of the residents of the town.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S		No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	+	No significant effect.
	M	+	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	



**NH3: Green Corridors**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	The policy promotes the protection and maintenance of Green Corridors throughout the Borough. This will result in the protection and enhancement of the biodiversity value found in these areas of the town.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	The policy encourages the use of the Green Corridors as a sustainable network for pedestrian and cyclists. As a recreational network, the policy supports the health and wellbeing of the residents of the town.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	The increased use of the Green Corridors by residents of the town will result in residents exploring parts of the town that they wouldn't have ordinarily explored. Discovery of new services will increase and improve access to these services.
	M	+	
	L	++	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	The use of the Green Corridors by pedestrians and cyclists will result in a sustainable network around the town that will result in a reduced need to travel by means of private car.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

## NH4: Green Links

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	++	The policy promotes the wildlife value of the Green Links and what its provides to the Borough as a whole.
	M (Medium)	++	
	L (Long)	++	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	The amenity and recreational value of the Green Links is identified in the policy and it is proactive in protecting their value.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**NH5: Trees and Woodlands**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	++/-	Policy contains a general presumption in favour of retaining trees and woodland. However, any loss would be permanent and irreversible.
	M (Medium)	++/-	
	L (Long)	++/-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Secondary benefits as creation of attractive environments can encourage healthy activities such as walking.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	Retention of existing, and creation of new, areas of trees and woodland provide permeable surfaces helping to control flood risk.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	Potential long term, secondary benefits resulting from the retention of existing, or planting of new, pollutant-fixing species.
	M	0	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Trees and woodland contribute to the local setting.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**NH6: General Protection for Open Space**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	++/-	Policy contains a strong presumption in favour of retaining open spaces with their loss only being permitted if the criteria are satisfied. However, it does allow scope for their development in certain circumstances.
	M (Medium)	++/-	
	L (Long)	++/-	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	++/-	Policy contains a strong presumption in favour of retaining open spaces with their loss only being permitted if the criteria are satisfied. However, it does allow scope for their development in certain circumstances.
	M	++/-	
	L	++/-	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+/-	Presumption in favour of retention should help to protect permeable areas of open space. However, any development that is permitted under this policy will have an adverse and permanent impact.
	M	+/-	
	L	+/-	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	Smaller areas of open space are often integral to the design and layout of an area. A presumption in favour of retention will help to preserve this.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	



**NH7: Open Space Standards**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	The requirements in this policy will lead to the creation of meaningful areas of open space, providing opportunities for biodiversity.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Provision of useable open spaces and facilities will encourage healthy lifestyles.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	+	The requirements in this policy will lead to the creation of meaningful areas of open space, providing permeable surfaces.
	M	+	
	L	+	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	Potential long term benefits from the creation of new spaces and/or habitats which might include, or encourage, pollutant-fixing species.
	M	0	
	L	+	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	0	No significant effect.
	M	0	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	0	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	+	This policy will contribute towards the creation of attractive, well planned developments.
	M	+	
	L	+	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	+	Policy explicitly requires new facilities to be inclusive for all members of the community.
	M	+	
	L	+	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	+	Providing open spaces and play facilities close to new homes will reduce the need to travel.
	M	+	
	L	+	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**NH8: North Stevenage Country Park**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	+	Secondary benefits of protecting the biodiversity of the area through the preservation of the historic character of the area.
	M (Medium)	+	
	L (Long)	+	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	+	Secondary benefit of providing accessible amenity space through the preservation of the historic character of the area.
	M	+	
	L	+	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	++	The policy explicitly promotes the preservation and enhancement of the historic character of the area.
	M	++	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**NH9: Areas of Archaeological Significance**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	++	Policy is explicit in its recognition and protection of the archaeological significance of both nationally recognised or designated and those that are considered locally important.
	M	++	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	++	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	

**NH10: Conservation areas**

Sustainability Objectives	Effect		Comments
<b>Biodiversity</b> <i>SEA themes: Biodiversity, flora and fauna</i>			
1. To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels.	S (Short)	0	No significant effect.
	M (Medium)	0	
	L (Long)	0	
<b>Health and Population</b> <i>SEA themes: Population, Human Health</i>			
2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth.	S	0	No significant effect.
	M	0	
	L	0	
<b>Water</b> <i>SEA themes: Water, soils, biodiversity, flora and fauna</i>			
3. To protect and enhance water quality, encourage water conservation and reduce flood risk.	S	0	No significant effect.
	M	0	
	L	0	
<b>Soil</b> <i>SEA themes: Soils</i>			
4. To reduce land contamination and safeguard soil quality.	S	0	No significant effect.
	M	0	
	L	0	
<b>Waste and Recycling</b> <i>SEA themes: Material assets</i>			
5. To minimise waste and increase recycling	S	0	No significant effect.
	M	0	
	L	0	
<b>Environmental Quality</b> <i>SEA themes: Air quality, climatic factors, human health, soils, water</i>			
6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production.	S	0	No significant effect.
	M	0	
	L	0	
<b>Heritage</b> <i>SEA themes: Cultural heritage</i>			
7. To preserve and enhance areas and buildings designated for their historic and/or	S	+	Policy recognises and promotes the protection and enhancement of Conservation Areas within Stevenage.
	M	+	

Sustainability Objectives	Effect		Comments
archaeological interest and protect their settings.	L	+	
<b>Good Design</b> <i>SEA themes: Cultural heritage, population, human health</i>			
8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape.	S	0	No significant effect.
	M	0	
	L	0	
<b>Access to Services</b> <i>SEA themes: Material assets, population, human health</i>			
9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith.	S	0	No significant effect.
	M	0	
	L	0	
<b>Housing</b> <i>SEA themes: Population, human health</i>			
10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing.	S	0	No significant effect.
	M	0	
	L	0	
<b>Travel</b> <i>SEA themes: Air quality, climatic factors, population, material assets</i>			
11. To reduce the need to travel and increase the use of sustainable methods of transportation.	S	0	No significant effect.
	M	0	
	L	0	
<b>Skills</b> <i>SEA themes: Population, human health, material assets</i>			
12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work.	S	0	No significant effect.
	M	0	
	L	0	
<b>Investment</b> <i>SEA themes: Population, human health</i>			
13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable.	S	0	No significant effect.
	M	0	
	L	0	





