

Three Rivers District Council

Development Management Policies Local

Development Document

Sustainability Appraisal

Appendix 4: Extract from the Core Strategy Issues and Options Working Note (June 2006), indicating sections relevant to the Development Management Policies

July 2012

1 Appraisal Results

1.1 Background

This Working Note sets out the results of the appraisal of Three Rivers' Core Strategy Issues and Options Paper (CSIOP). This Working Note does not form part of the formal SA/SEA process or the final SA/Environmental Report.

The CSIOP sets out the overall vision for future development in the District; the strategy outlines the key issues under 14 broad topics: Spatial development strategy, making efficient use of land, mix of new housing, affordable housing, gypsy and travellers, retail, transport, health, biodiversity, pollution, waste management, infrastructure, crime and conservation and heritage.

Of the 14 topics, those relevant to the Development Management Policy DPD are: making efficient use of land, town and local shopping centres, integrated transport systems delivery, health and sports provision, biodiversity, pollution and carbon emissions reduction, waste management, conservation and heritage. Appraisal results of these topics only are discussed in this extract. For all Core Strategy Issues and Options Report, refer to the Core Strategy SA documents.

1.2 Appraisal Approach

The appraisal of the CSIOP was undertaken using the Appraisal Framework developed at the start of the SEA/SA process in December 2005 and further modified after the stakeholder consultation workshop held in February 2006 and comments received during the Scoping Report consultation. The CSIOP were scored against their potential compliance with broad sustainable objectives. A qualitative assessment of the options was undertaken and where appropriate quantitative data was drawn upon and the results of the appraisal have been recorded in a series of matrices. The performance of the CSIOP against the broad SEA/SA objectives was scored using the following six point scale:

Symbol	Description
✓✓	Very sustainable
✓	Sustainable
0	Neutral
?	Uncertain
-	Unsustainable
--	Very unsustainable

It should be noted that the scoring was based on available information in respect of each of

the options and has been based on the SEA/SA team's judgment, substantiated by quantitative data where possible. Reference is made to the environmental baseline where appropriate but the options being considered are high level and generic and therefore the spatial dimension is not developed in sufficient detail at this stage. The baseline will be drawn upon in future phases when appraisal of the preferred options is undertaken.

1.3 Appraisal Results

This section of the SA Working Note summarises the sustainability implications of the various proposed issues and options that are relevant to the Development Management Policies. It also includes a series of recommendations to be taken forward as part of future stages of Core Strategy development. A summary of the appraisal results are set out at the end of this document.

The Issues and Options Paper performs well against many of the SEA/SA objectives. The commitment to energy efficiency and promotion of sustainable design is considered particularly significant as this will help meet objectives relating to climate change and natural resources.

Issue 2: Making efficient use of land whilst protecting character

Options 2b 'housing developments to meet specific density guidelines' and 2c 'housing developments to meet specific density guidelines based on accessibility' score particularly well in relation to impacts on greenfield land/ sites, efficient use of land, revitalizing of town and local centres, increase viability of public transport and help meet affordable housing targets as well as ensuring development takes place in existing built up areas with access to facilities and serviced by public transport. Option 2a protects the character of the surrounding area by limiting residential density which could result in additional housing being directed to greenfield sites. The potential dispersed nature of development under option 2a could increase car use and compromise the potential viability of public transport.

It is recognized that high density housing development can often have a detrimental impact on the character of the area and lead to an area losing its distinctive qualities. Although the implementation of high density options could lead to potential sustainable conflicts, it is considered that it will have significant positive outcomes for example, higher densities often result in more efficient use of land and thereby reduce greenfield development.

Issue 6: Town and Local Shopping Centres

The Options presented in the Issues and Options Paper are mutually exclusive consequently the options have been individually scored against their potential compliance with the SEA/SA objectives.

Option 6a 'guide retail development within existing shopping centres' and 6b 'protection of town and local shopping centres' score particularly well in relation to impacts on greenfield land and sites, integration with public transport, opportunity for modal shift, reducing the number of trips and trip length and provides good access to local facilities. If successfully implemented Option 1 is likely to provide positive economic benefits by delivering retail space and providing further employment opportunities.

Option 6c enables a flexible approach to determining the mix of uses within town and local centres. The option scores well in relation to revitalising town centres, impacts on greenfield land, employment opportunities and accessibility. The Issues and Options Paper recognises that the retail and leisure markets offer a good opportunity to enhance the vitality and viability of town and local centres. Option 6c acknowledges the importance of providing a full range of employment and leisure uses within the town and local centres thus contributing to creating an 'all day' town/local centre economy. Option 6c will help create a vibrant and mixed-use town/local centre core. Notwithstanding the role of A3 (restaurants and cafes) and A4 (drinking establishments) uses play in delivering vibrant town/local centres, the restriction of bars and public houses may be required as these uses can often be a nuisance to local residents and lead to an increase in anti-social behaviour.

Issue 7: Delivering improved and more integrated transport systems

It is considered that future growth will increase pressure on Three River's transport infrastructure. However, one of the underlying principles of the Issues and Options Paper is to promote alternative sustainable modes of transport and to reduce the number of trips and trip length.

The Issues and Options Paper highlights the importance for a modal shift away from the private car towards other sustainable modes of transport. The Options set out the key components of how it can be achieved. Central to this should be a parking strategy that supports modal shift whilst encouraging new investors and employers. Options 7a, 7b and 7c focus on the issue of parking standards. Ease of access to public transport and services is one of the key criterion in establishing appropriate parking standards under Option 7a. Option 7a will help limit car use and thereby have positive benefits in relation to landscape and townscape quality, air quality and human health objectives. However, there is some uncertainty over the impact of Option 7b will have on air quality and traffic flows. High parking standards are likely to make driving an appealing option and have a detrimental effect on air quality, human health, physical severance, traffic accidents and congestion which could have a detrimental effect on the quality of the Districts' environment and consequently its ability to attract inward investment.

High parking standards could lead to the need for further transport infrastructure in the form of new roads which is likely to increase flood risk, due to the increased area of impermeable surfaces and reduced flood storage capacity. The effects of climate change will also increase the rate and volume of flow which could lead to greater risk of localised flooding. The development of new road schemes could also lead to the disturbance of known or undiscovered cultural heritage resources and negative impacts on the landscape. Although limiting car parking provisions could have significant positive outcomes benefiting air quality, energy consumption and reducing land take (i.e. space for parking) it could have adverse effects on accessibility (including rural accessibility), the economy and the vitality of the town and local centres. (i.e. shortage of parking could act as restraint to local businesses). The preferred option approach should seek a balance between restricting traffic flows and improved accessibility to town and local centres and ensure that alternative sustainable modes of transport are in place before lowering standards.

The implementation of Option 7d will help increase the modal share of public transport and help reduce car based journeys having beneficial impacts on energy consumption, air quality (by reducing emissions and greenhouse gas emissions) and encourage healthy lifestyles by supporting walking and cycling. It would also increase accessibility to employment opportunities and open space and leisure facilities.

Issue 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities.

The options presented in the Issues and Options Paper score either neutral or positively against the SEA/SA objectives. Beneficial impacts occurred in terms of accessibility, open space targets, air quality and employment opportunities. Retaining and protecting open space and increasing accessibility to leisure facilities will bring commercial benefits and help to provide a good quality environment which encourages investment by helping to retain existing businesses and attracting potential investors to the District.

The enhancement and protection of public open spaces will also enhance human health by providing an area where people can walk, socially interact, encourage community gathering and social cohesion.

Issue 9: Protecting and maintaining biodiversity and landscapes

The Issues and Options Paper was judged to have positive benefits in relation to the landscape/townscape, biodiversity, air quality, human health, water quality, social well being and the economy objectives. Protecting the District's natural environment and landscape will enhance the area as an attractive business location and will subsequently help economic growth and vitality through attracting potential investors.

Issue 10: Achieving a measurable reduction of pollution and greenhouse gas emissions

The Issues and Options Paper places significant emphasis on the need for high quality and sustainable design which will make a positive contribution to landscape and townscape quality and the wider public realm. Increasing energy efficiency is also a key consideration within the Issues and Options Paper. Option 10a requires developments to incorporate energy-efficient design. The requirement for all new major developments to meet 20% of their energy requirement on site under Option 10b is applauded. However it is considered that the Preferred Options Paper could show further commitment to energy efficiency by setting a target: all new major development achieve EcoHomes/BREEAM Very Good or Excellent rating.

Issue 11: A holistic approach to waste management

The waste management system promoted in the Issues and Options Paper (Option 11a promotes re-use of construction waste and use of low environmental impact materials and Option 11b requires all new development to provide facilities for recovery and recycling) will have benefits in terms of minimising waste produced, enabling the re-use of previously developed land, reducing agricultural land and soil loss, water quality, provision of employment opportunities in waste management, help reduce fly tipping as well as potential for reducing the health impacts of the transport of waste.

Nevertheless, there remains a risk that Option 11b could have adverse impacts on the townscape. The extent to which these adverse impacts could be mitigated will depend to some degree on the location of the waste management facilities. Many of the potential impacts can be considered as site specific, therefore careful choice in site location will be essential in order to minimise any adverse impacts.

Issue 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport

There are no Options to assess at this stage. Service provision will be assessed at the Preferred Options stage.

Issue 14: Conservation and heritage

The Issues and Options Paper performs well against the SEA/SA objectives in relation to cultural heritage. Option 14a recognises the need to protect local character and protect and enhance locally important sites and buildings with positive benefits in relation to social well being, human health, townscape, the economy and the vitality of town and local centres. It is important to protect and enhance Three River's townscape as it acts as an important lure for new residents and businesses.

1.4 Recommendations

The Core Strategy represents a significant opportunity to lay the groundwork for sustainability. As the primary framework for the overall vision for future development in the District, the strategy should be solidly and unequivocally grounded in the principles of sustainability. To help improve its sustainability performance there are a number of recommendations and mitigation measures which should be incorporated into the final Core Strategy. These are summarised below under key themes. A number of these recommendations could also be incorporated into later development plan documents, such as development briefs, design codes or town centre Supplementary Planning Documents.

Protection of the Environment

- The Core Strategy should include measures to protect the river corridors from development;
- Maximise opportunities to provide for open space e.g. roof gardens, terraces and consider promoting the re-use of existing roof space where practicable to enhance biodiversity;
- Opportunities to enhance biodiversity along the river corridors should be set out in a management plan;
- Measures to control light pollution (particularly in rural areas);
- The nature conservation interest of brownfield and greenfield sites should be assessed prior to development;
- Consideration of the long-term management and financing of open spaces, river corridors and areas of nature conservation interest will be required; and
- Developers should be encouraged from the outset to incorporate habitats into their developments.

Social Progress

- Attention should be taken to ensure that design and location of commercial uses do not impact on residential amenity.

Prudent use of natural resources

- Further commitment to energy efficiency should be considered with targets for all new development to achieve EcoHomes/ BREEAM Very Good or Excellent rating;

- The inclusion of policies in all Development Planning Documents which support and enforce the minimisation of waste, and the re-use of materials on and off site;
- Policy support for sustainable design, demolition and construction techniques in all forms of development across all Development Planning Documents, together with the promotion of good practice demonstration projects;
- Promotion of a host of initiatives to encourage waste minimisation across all sectors (including the retail, construction commercial and industrial sectors);
- Public awareness raising and education programmes to support the reduction, reuse, recycling and composting of waste;
- Priority to be given to the re-use of existing land and buildings, where appropriate;
- Flood risk (recovery facilities in particular should not be sited in areas of flood risk), and the need to ensure that development does not increase the flood risk to adjacent development;
- Reducing the overall distance travelled, through siting facilities close to the sources of waste arisings;
- Measures to increase energy efficiency and the use of renewable energy (including solar and wind power options) and use of heat from waste facilities should be encouraged in waste management facility design;
- Maximise the proportion of materials and components that can be reused at the end of the buildings life;
- Consideration should be given to include measures to reduce per capita water and water saving technology in layout and design of development. This should include consideration of rainwater harvesting techniques, grey water (water that has already been used in washbasins, showers, baths) recycling, water efficient appliances as part of the design and layout of buildings;
- SUDS will require ongoing management to maximise their habitat potential, ideally these should remain in public ownership to ensure their integrity; and
- Include initiatives to reduce run off (during construction and operation of development quarters), including green roofs, rain water usage and grey water recycling.

Economic Development

- Monitoring will be required to ensure that residential development is not at the expense of provision of employment land;
- Include measures to ensure that buildings are E-enabled, (sufficient access to IT services); this in turn will help support the knowledge based economy;
- Identification of measures to ensure the necessary variety of employment sites and opportunities for the existing local population;
- Consideration should be given to the inclusion of specific measures to encourage commercial, retail/leisure developments to incorporate landscaping, public open spaces and the use of porous hard surfacing; and
- The opportunity to provide live-work units and measures to encourage home working should be explored.

1.5 Concluding Thoughts

The remaining phases of Core Strategy preparation represent a critical opportunity to ensure that the groundwork for sustainability is laid down and that future development will impact positively on sustainability objectives. If the issues and opportunities identified in this report are not clarified as part of the Core Strategy there is a significant risk that they will be omitted altogether at the expense of sustainable development.

Table1 Initial Core Strategy Issues and Options Summary Table

Issues and Options (abridged)	1. Biodiversity	2. Water Quality	3. Flood risk	4. Soils	5. CO2 emissions	6. 'Climate Change proof'	7. Air Quality	8. Use of Brownfield land	9. Resource Efficiency	10. Historic & Cultural assets	11. Landscape & Townscape	12. Health	13. Sustainable Development Patterns & Accessibility	14. Equity & Social Exclusion	15. Good Quality Housing	16. Community Identity & Participation	17. Crime	18. Sustainable Prosperity & Growth	20. Revitalise town centres
KEY ISSUE 2: Making efficient use of land whilst protecting character																			
2. Require housing development to: a) make full & effective use of land	+	+	?	+	?	?	?	-	0	++	++	+	-	+	?	+	?	+	++
2 b) meet specific density guidelines set on settlement by settlement basis	++	0	?	+	+	?	+	+	+	?	?	?	+	+	+	?	?	+	++
2c) meet specific density guidelines based on accessibility	++	0	?	?	++	?	++	+	+	?	?	?	+	++	++	?	?	+	++
Key Issue 6: Town and Local Shopping Centres																			
6a) Guide retail development within existing shopping areas subject to appropriateness in line with character & function	0	0	?	+	+	?	+	+	0	++	+	+	+	++	0	0	0	+	++
6b) Greater protection of town and local shopping centres.	0	0	?	+	+	?	+	+	0	?	+	+	+	++	0	0	0	+	++
6c) Let market forces determine the mix of uses in within the town and local shopping centres.	0	0	?	+	+	?	+	+	0	?	?	+	+	+	0	0	-	+	+
6d) Plan for any additional retail floor space that is identified to meet need.	?	?	?	?	?	?	?	?	0	?	?	?	?	?	0	0	0	+	?
Key Issue 7: Delivering improved and more integrated transport systems																			
7a) Maintain existing car parking standards for new development.	+	+	0	0	++	?	++	?	0	+	?	?	+	+	0	+	0	+	++
7b) Review parking standards for new development.	?	?	0	0	?	?	?	?	0	?	?	?	+	+	0	+	0	+	+
7c) Review the car parking zones which determine how much parking should be provided as part of new development.	+	+	0	0	+	?	+	?	-	+	?	?	+	+	0	+	0	+	+
7d) Effectively promote alternative modes of transport and integration of systems.	++	+	0	0	++	++	++	?	0	+	+	+	+	+	+	+	+	+	++
7e) Require all developments, regardless of size to be located in accessible locations.	+	+	0	?	?	?	?	?	0	?	?	?	?	+	+	+	+	+	+
Key Issue 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities																			
8a) Seek to fully implement, the actions identified as part of the open space and recreation study/strategy.	++	+	0	0	0	0	+	0	0	+	+	++	0	+	0	+	+	++	+
8b) Require residential dev'tment to contribute towards the provision of sports facilities, amenity and children's play space.	++	+	0	0	0	0	+	0	0	+	+	++	0	+	0	+	+	++	+
Key Issue 9: Protecting and maintaining biodiversity and landscapes																			
9a) Protect important wildlife sites & species & maintain the distinctive landscape character of the district	++	+	0	+	0	0	+	0	+	+	+	++	++	0	0	0	+	++	+
Key Issue 10: Achieving a measurable reduction of pollution and greenhouse gas emissions																			
10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	+	?	0	0	++	++	++	0	++	+	+	+	?	0	0	0	0	++	++
10b) All new major dev'tments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.	+	?	0	0	++	++	+	+	++	+	+	+	?	0	0	0	0	++	++
Key Issues 11: A holistic	+	+	0	0	++	+	++	0	++	?	?	+	0	0	0	0	+	++	+

Issues and Options (abridged)	1. Biodiversity	2. Water Quality	3. Flood risk	4. Soils	5. CO2 emissions	6. Climate Change proof	7. Air Quality	8. Use of Brownfield land	9. Resource Efficiency	10. Historic & Cultural assets	11. Landscape & Townscape	12. Health	13. Sustainable Development Patterns & Accessibility	14. Equity & Social Exclusion	15. Good Quality Housing	16. Community Identity & Participation	17. Crime	18. Sustainable Prosperity & Growth	20. Revitalise town centres
approach to waste management 11a) All new dev'tments will be required to use an element of recycled or reclaimed materials as part of construction.																			
11b) All new dev'tment will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	+	0	0	0	++	+	++	+	++	?	?	+	0	0	0	0	+	++	+
Key Issue 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development No Options at the present time																			
Key Issue 14: Conservation and heritage 14a) Protect and enhance and maintain the historic environment by resisting the loss of important buildings.	0	0	0	0	0	0	0	0	0	++	++	+	0	0	0	++	0	++	+

Table B: Initial Issues and Options Appraisal Tables

Key to performance:

Symbol	Description
✓✓	Very sustainable
✓	Sustainable
0	Neutral
?	Uncertain
-	Unsustainable
--	Very unsustainable

SA/SEA Objective 1: To protect and enhance biodiversity at all levels (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	✓	Growth option 2a will generally have a positive impact on efficient use of land however in the absence of density guidelines, annual housing targets may not be met thereby increasing pressure on greenfield/greenbelt development, potentially leading to habitat loss.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	✓✓	High densities can often result in the more efficient use of land and thus reduce Greenfield development, however high density areas can put pressure on local services including open space.
Option 2c) Require housing development to meet specific density guidelines based on accessibility	✓✓	High densities can often result in the more efficient use of land and thus reduce Greenfield development, however high density areas can put pressure on local services including open space.
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	0	No significant impact
Option 6b) Greater protection of town and local shopping centres.	0	No significant impact
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.	0	No significant impact
Option 6d) Plan for any additional retail floor space that is identified to meet need.	?	Greenfield sites maybe sought to locate these additional retail spaces. Without further information on the location of these retail premises a judgment can not be made at this stage.
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	✓	Linking car parking standards to accessibility will help limit car use and thereby improve air quality and physical severance which in turn will have positive secondary effect on biodiversity
Option 7b) Review parking standards for new development.	?	Higher car parking standards is likely to make driving a more appealing option and have a detrimental effect on air quality and biodiversity. Lower car parking standards will help limit car use and thereby improve air quality and physical severance which in turn will have positive secondary effect on biodiversity
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.	✓	Linking car parking standards to accessibility will help limit car use and thereby improve air quality and physical severance which in turn will have positive secondary effect on biodiversity
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓✓	Biodiversity will benefit from secondary effects of anticipated less traffic
Option 7e) Require all developments, regardless of size to be located in accessible locations.	✓	Increased accessibility will widen people's choice whether to travel by car and biodiversity will benefit from secondary effects of less traffic.
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	✓✓	New open spaces and green spaces will create the potential for habitats and maximize opportunity for biodiversity.
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.	✓✓	New open spaces and green spaces will create the potential for habitats and maximize opportunity for biodiversity.
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓✓	Encourages protection and enhancement of biodiversity and landscape.
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	✓	Minimizing GHG emissions shall have positive secondary effects on biodiversity.
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through	✓	Utilization of renewable resources shall reduce emissions from non-renewable thermal power, indirectly benefiting biodiversity.

Option (abridged)	Performance	Commentary/explanation
renewable energy sources.		
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	✓	Raw material for construction obtained from natural sources might harm species and habitat elsewhere. Option 11a shall contribute, in global terms, to the limited use of natural resources and protect biodiversity.
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	✓	Option 11b in global terms will lead to the limited use of natural resources and protect biodiversity.
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	0	No significant impact

SA/SEA Objective 2: To maintain/enhance water quality and limit water consumption (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	✓	Higher density development will help reduce the levels of impermeable surfacing and thereby help reduce water run off.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis.	0	No significant impact
Option 2c) Require housing development to meet specific density guidelines based on accessibility	0	No significant impact
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	0	No significant impact
Option 6b) Greater protection of town and local shopping centres.	0	No significant impact
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.	0	No significant impact
Option 6d) Plan for any additional retail floor space that is identified to meet need.	?	Type/scale and level of development, i.e. Greenfield/ Brownfield/ PDL in greenbelt/greenfield sites is unknown at this stage thereby impact on water quality and consumption can not be made at this stage of Option development.
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	✓	Limiting the construction of roads/car parks will help reduce levels of impermeable surfaces and thereby reduce pollution levels.
Option 7b) Review parking standards for new development.	?	An increase in parking standards could result in development of more roads and car parks which will increase run off resulting in potential pollution of water courses however this can be reduced/offset by the use of SUDS
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.	✓	Limiting the construction of car parks/new roads will help reduce levels of impermeable surfaces and thereby reduce pollution levels.
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓	Measures to reduce the need to travel will help reduce run off rates from roads.
Option 7e) Require all developments, regardless of size to be located in accessible locations.		
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	✓	Both Options shall contribute to increased water retention and unalter water demand in the area and in absolute terms options shall not alter water run off rates in the region.
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.		
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓	Protection of wildlife sites will provide for opportunities to use these sites for flood management e.g. flood storage, balancing ponds could be explored However Planning for wildlife sites requires consideration of water requirements.
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	?	If these design standards include measures to encourage water efficiency then this would help reduce water consumption.
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.		
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	✓	Option 11a shall contribute to saving water utilized for construction. Implementation of sustainable construction techniques will help reduce contamination of water courses.
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	0	No significant impact
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		

Option (abridged)	Performance	Commentary/explanation
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	0	No significant impact. However designs could consider incorporation of water saving technologies and water retention/infiltration methods like SUDS.

SEA Objective 3: Ensure new developments do not increase flood risk (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	?	With no information on the physical/geographic dimension of these sites, flood risk in these areas could not be assessed at this stage.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	?	It should be noted that at this stage of Core Strategy preparation, the Options are largely generic and do not have a clear physical/geographic dimension and therefore impacts on flood risk areas is unknown at this stage. The preferred Options stage will assess development Options on flood risk. However higher density development will make more efficient use of land and reduce the need for further land take in flood risk areas.
Option 2c) Require housing development to meet specific density guidelines based on accessibility		
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	?	It should be noted that at this stage of Core Strategy preparation, the options are largely generic and do not have a clear physical/geographic dimension and therefore impacts on flood risk areas is unknown at this stage. The preferred options stage will assess development options on flood risk. The results of the Strategic Flood Risk Assessment (SFRA) will be incorporated into the SA process.
Option 6b) Greater protection of town and local shopping centres.		
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.		
Option 6d) Plan for any additional retail floor space that is identified to meet need.		
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	0	No significant impact
Option 7b) Review parking standards for new development.	0	No significant impact
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.	0	No significant impact
Options 7d) Effectively promote alternative modes of transport and integration of systems.	0	No significant impact
Option 7e) Require all developments, regardless of size to be located in accessible locations.	0	No significant impact
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	0	No significant impact
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.		
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	0	No significant impact Opportunities to use these wildlife sites and open spaces for flood management e.g. flood storage, could be explored, wherever applicable and appropriate.
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	0	No significant impact
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.	0	No significant impact
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	0	No significant impact
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	0	No significant impact
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
Option 14a) Protect and enhance the historic	0	No significant impact

Option (abridged)	Performance	Commentary/explanation
environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.		

SEA Objective 4: Minimise the loss of valuable soils to development

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	✓	Option development would result in efficient use of land and thereby limit soil loss. High density development will reduce pressure for development of Greenfield sites.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	✓	Option 2b shall maximize use of PDL and thereby limit greenfield consumption
Option 2c) Require housing development to meet specific density guidelines based on accessibility	?	Precise location of development is unknown at this stage, so a judgment on impacts on this objective can not be made.
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	✓	Options 6a to 6c encourage development within existing urban areas thereby limiting greenfield development and protecting soil resources.
Option 6b) Greater protection of town and local shopping centres.		
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.		
Option 6d) Plan for any additional retail floor space that is identified to meet need.	?	Precise location of development is unknown at this stage, so a judgment on impacts on this objective can not be made.
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	0	No significant impact
Option 7b) Review parking standards for new development.		
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.		
Options 7d) Effectively promote alternative modes of transport and integration of systems.	0	No significant impact
Option 7e) Require all developments, regardless of size to be located in accessible locations.	?	Precise location of development is unknown at this stage, so a judgment on impacts on this objective can not be made. Option development could result in loss of greenfield sites.
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	0	No significant impact
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.	0	No significant impact
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓	Protection of natural sites would in turn protect soil resources
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	0	No significant impact
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.	0	No significant impact
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	0	No significant impact
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	0	No significant impact
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	0	No significant impact

SA/SEA Objective 5: Reduce the emissions of CO₂ and other greenhouse gases

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	?	The location of the development in relation to services and public transport is not clear so a judgement on transport patterns can not be made at this stage.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	✓	Higher densities are beneficial to the functioning of a public transport corridor
Option 2c) Require housing development to meet specific density guidelines based on accessibility	✓✓	Increasing densities of developments in highly accessible locations will encourage a modal shift from private transport to public transport thereby reducing greenhouse gas emissions. Ultimately the outcome will depend on the precise location of these settlements and accessibility to public transport.
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	✓	Options consider the consolidation of facilities in local centres which will encourage modal shift, increase public transport viability and consequently help reduce emissions.
Option 6b) Greater protection of town and local shopping centres.		
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.		
Option 6d) Plan for any additional retail floor space that is identified to meet need.	?	Location of these additional spaces is unknown at this stage thereby a judgment on travel patterns can not be made.
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	✓✓	Linking car parking standards to accessibility will help limit car use and thereby reduce CO ₂ emissions.
Option 7b) Review parking standards for new development.	?	Higher car parking standards is likely to make driving a more appealing option and have a detrimental effect on air quality. Lower car parking standards will help limit car use and thereby help reduce CO ₂ emissions.
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.	✓	Linking car parking standards to accessibility will help limit car use and thereby reduce CO ₂ emissions.
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓✓	Encouraging sustainable modes of transport would reduce the need to travel and positively contribute to a reduction in CO ₂ emissions.
Option 7e) Require all developments, regardless of size to be located in accessible locations.	?	Linking car parking standards to accessibility will help limit car use and thereby improve air quality. However without further information on the location of developments a judgment on land use patterns can not be made at this stage as it is not clear if the development sites are easily accessible by the private car or public transport.
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	0	No significant impact
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.	0	No significant impact
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	0	No significant impact
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	✓✓	Increased energy efficiency in residential and commercial developments will help reduce Greenhouse gas emissions.
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.	✓✓	Non renewable sources are proven to be major contributors of fuel emissions (CO ₂). Option 10b addresses this issue by supporting a shift to renewable energy sources, thus helping to achieve the wider objectives in reducing causal factors of climate change.
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	✓✓	Minimizing waste production will reduce the levels of necessary traffic movements thereby reducing CO ₂ emissions from transport.
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	✓✓	Provision of recycling facilities located close to source will reduce vehicle kilometres and fossil fuel consumption, which benefits for greenhouse gas emissions. Reduction in trips
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include		

Option (abridged)	Performance	Commentary/explanation
schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	0	No significant impact

SA/SEA Objective 6: Ensure development is Climate Change proof

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
The following options were assessed to have an uncertain impact at this stage, as development design, construction methods and materials used are uncertain at this stage.	2a-2c	
KEY ISSUE 6: Town and Local Shopping Centres		
The following options were assessed to have an uncertain impact at this stage, as development design, construction methods and materials used are uncertain at this stage.	6a-6d	
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	?	
Option 7b) Review parking standards for new development.		
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.		
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓✓	Encouraging sustainable modes of transport would reduce the need to travel and positively contribute to a reduction in CO ₂ emissions.
Option 7e) Require all developments, regardless of size to be located in accessible locations.	?	
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	0	No Significant impact
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.		
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	0	No Significant impact
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	✓✓	Increasing energy efficiency and reducing carbon dioxide emissions is a key consideration. The Core Strategy should include clear consideration and guidance in respect of the energy used in the construction and use of buildings.
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.	✓✓	
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	✓	Options provide a basis for energy efficient / low energy design and encourages the use of local or recycled material. Specific design measures aimed at achieving EcoHomes ratings of at least "Very Good" should be included and reflected in energy conservation strategies
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	✓	
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	0	No significant impact

SA/SEA Objective 7: To achieve good air quality especially in urban areas (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	?	The location of the development in relation to services and public transport is not clear so a judgement on transport patterns can not be made at this stage.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	✓	Higher densities will increase the viability of public transport.
Option 2c) Require housing development to meet specific density guidelines based on accessibility	✓✓	Increasing densities of developments in highly accessible locations will encourage a modal shift from private transport to public transport thereby reducing transport emissions.
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	✓	Focusing development on existing centres shall increase opportunities for public transport usage and will help reduce the proportion of journeys made by the private car thereby resulting in a positive impact on emission reduction.
Option 6b) Greater protection of town and local shopping centres.	✓	Consolidating retail development in town and local centres will help reduce the proportion of journeys made by the private car and increase public transport viability and consequently help reduce emissions.
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.	✓	
Option 6d) Plan for any additional retail floor space that is identified to meet need.	?	Without information on the location of retail development an assessment can not be made.
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	✓✓	Linking car parking standards to accessibility will help limit car use and thereby improve air quality.
Option 7b) Review parking standards for new development.	?	Higher car parking standards is likely to make driving a more appealing option and have a detrimental effect on air quality. Lower car parking standards will help limit car use and thereby improve air quality.
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.	✓	Linking car parking standards to accessibility will help limit car use and thereby improve air quality
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓✓	Encouraging sustainable modes of transport would reduce the need to travel and positively contribute to improving air quality.
Option 7e) Require all developments, regardless of size to be located in accessible locations.	?	Linking car parking standards to accessibility will help limit car use and thereby improve air quality. However without further information on the location of developments a judgment on land use patterns can not be made at this stage as it is not clear if the development sites are easily accessible by the private car or public transport.
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	✓	Open spaces will improve air quality
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.	✓	
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓	Protection of wildlife sites will help contribute to improved air quality
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	✓✓	Increased energy efficiency in residential and commercial developments will help reduce CO2 emissions arising from development and thereby improve air quality.
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.	✓	
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	✓✓	Minimizing waste production will reduce the levels of necessary traffic movements thereby reducing emissions from transport.
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	✓✓	Provision of recycling facilities located close to source will reduce vehicle kilometres and fossil fuel consumption, which benefits air quality.
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		

Option (abridged)	Performance	Commentary/explanation
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	0	No significant impact

SA/SEA Objective 8: To maximise the use of previously developed land

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	-	Additional housing could be directed to greenfield sites if the character of an area limits high density development.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	✓	Higher densities encourage efficient use of land.
Option 2c) Require housing development to meet specific density guidelines based on accessibility	✓	
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	✓	All development under Options 6a to 6c is likely to occur on brownfield land in existing town and local centres.
Option 6b) Greater protection of town and local shopping centres.		
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.		
Option 6d) Plan for any additional retail floor space that is identified to meet need.	?	Without information on the nature of the land considered for development an assessment on levels of PDL/Greenfield absorption can not be made.
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	?	Without information on the nature of the land considered for potential car park development an assessment on levels of PDL/Greenfield absorption can not be made.
Option 7b) Review parking standards for new development.		
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.		
Options 7d) Effectively promote alternative modes of transport and integration of systems.		
Option 7e) Require all developments, regardless of size to be located in accessible locations.	?	The nature of the land to be considered for development is not clear at this stage, PDL and greenfield could be located in highly accessible locations.
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	0	No significant impact
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.	0	
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	0	No significant impact
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	0	No significant impact
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.	✓	Potential for recycling facilities to be located on PDL. The preference for brownfield sites should not prejudice the appropriate provision of sites in rural areas to meet the needs of rural settlements. Collection systems for recyclables may not always be appropriate in dense urban areas or remote rural locations.
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	0	No significant impact
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	✓	Opportunity to locate recycling facilities on brownfield land
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	0	No significant impact

SA/SEA Objective 9: To use natural resources efficiently (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	0	No significant impact
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	✓	Option reduces the need to develop greenfield land/greenfield sites, protecting soil resources and biodiversity
Option 2c) Require housing development to meet specific density guidelines based on accessibility	✓	
KEY ISSUE 6: Town and Local Shopping Centres		
The following options were assessed to have no significant impact/neutral impact on this objective		6a- 6d
KEY ISSUE 7: Delivering improved and more integrated transport systems		
The following options were assessed to have no significant impact/neutral impact on this objective		7a-7e
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
The following options were assessed to have no significant impact/neutral impact on this objective		8a, 8b
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓	Option shall protect natural elements.
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	✓✓	These measures promote resource management and ensures that all new development applicants address sustainable energy issues. Option is based on energy efficiency, use of renewable energy and supply energy efficiently.
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.	✓✓	
KEY ISSUES 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	✓✓	Material specification and maximizing use of recycled materials will ensure efficient use of natural resources. This approach is commendable considering the fact that 20% of the waste in the UK is generated by the construction industry ¹ . The Core Strategy should also consider promotion of use of local materials, which will reduce transportation impacts.
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	✓✓	
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
The following options were assessed to have no significant impact/neutral impact on this objective		14a

¹ See WWF "One Planet Living in the Thames Gateway" A WWF-UK One Million Sustainable Homes Campaign Report" June 2003, page 13.

SA/SEA Objective 10: To maintain and enhance historic and cultural assets (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	✓✓	Development approach under this option respects the character of the area and helps raise the quality of the built environment.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	?	High density development can often have a detrimental impact on the character of the area and lead to an area losing its distinctive qualities. Apartments and flats are often out of keeping with the surrounding area and do not respect areas of heritage and conservation importance. Although the implementation of these Options could lead to potential sustainable conflicts, it is considered that it will have significant positive outcomes for example, higher densities often result in the more efficient use of land and thus reduce greenfield development elsewhere in the District. Impacts on the townscape will depend on siting of development. Until this is resolved, the overall impacts on the townscape remain uncertain. Core Strategy should consider the implementation of a general criteria-based policy to help produce higher quality developments that incorporate buildings identified as being at risk. Ensuring minimum densities in historical areas would help minimize damage to the historical character.
Option 2c) Require housing development to meet specific density guidelines based on accessibility		
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	✓✓	Development approach under this option respects the character of the area and incorporating high design will further enhance the public realm.
Option 6b) Greater protection of town and local shopping centres.	?	Due to the uncertainty of the lay out, details on qualities and scale of development at this stage the impact of Option 6b on this objective remain unclear.
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.		
Option 6d) Plan for any additional retail floor space that is identified to meet need.		
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	✓	Linking car parking standards to accessibility will help limit car use and townscape quality will benefit from secondary effects of less traffic.
Option 7b) Review parking standards for new development.	?	Higher car parking standards is likely to make driving a more appealing option and have a detrimental effect on the setting of historical assets. Lower car parking standards will help limit car use and townscape quality will benefit from secondary effects of less traffic.
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.	✓	Linking car parking standards to accessibility will help limit car use and thereby improve air quality
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓	Townscape quality will benefit from secondary effects of less traffic. Construction of road infrastructure could have negative impacts on the townscape.
Option 7e) Require all developments, regardless of size to be located in accessible locations.	?	Without further information on the location of developments a judgment on impacts on historical assets can not be made at this stage.
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	✓	Open spaces protect and enhance the local character of an area and provides more scope to design and improve the public realm.
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.	✓	
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓	Enhancement and protection of important wildlife sites will contribute to the overall quality of the built environment.
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	✓	Although options 10a and b are not directly aimed at enhancing historic and cultural assets the support for sustainable design and construction will help improve quality of the built environment
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.		
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	?	Recycling facilities may have a detrimental visual impact on the townscape and on the setting of villages. Collection systems for recyclables may not always be appropriate in dense urban areas or remote rural locations. The Core Strategy will need to support policies for
Option 11b) All new development will be	?	

Option (abridged)	Performance	Commentary/explanation
required to provide facilities on site to allow the recovery and recycling of materials wherever possible.		design which has regard for the local landscape and townscape character and distinctiveness.
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	✓✓	Development under this option supports the SEA objective. Core Strategy should consider the implementation of a general criteria-based policy to help produce higher quality developments that incorporate buildings identified as being at risk.

SA/SEA Objective 11: To conserve and enhance the landscape and townscape (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	✓✓	Development approach under this option respects the character of the area and helps raise the quality of the townscape.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	?	High density development can often have a detrimental impact on the character of the area and lead to an area losing its distinctive qualities. Apartments and flats are often out of keeping with the surrounding area and do not respect areas of heritage and conservation importance. Although the implementation of these Options could lead to potential sustainable conflicts, it is considered that it will have significant positive outcomes for example, higher densities often result in the more efficient use of land and thus reduce greenfield development elsewhere in the District. Impacts on the townscape/landscape will depend on siting of development. Until this is resolved, the overall impacts on the townscape remain uncertain. Core Strategy should consider the implementation of a general criteria-based policy to help produce higher quality developments that incorporate buildings identified as being at risk. Ensuring minimum densities in historical areas would help minimize damage to the historical character.
Option 2c) Require housing development to meet specific density guidelines based on accessibility		
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	✓	Due to the uncertainty of the lay out, details on qualities and scale of development at this stage the impact of the Options on this objective remain unclear.
Option 6b) Greater protection of town and local shopping centres.	✓	Due to the uncertainty of the lay out, details on qualities and scale of development at this stage the impact of the Options on this objective remain unclear however focusing retail development in town and local centres will protect greenfield land from development which in turn will help protect the Districts landscape.
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.	?	With uncertainty about the design layout, materials to be utilised for development, the impact of new development on the townscape/landscape is unclear.
Option 6d) Plan for any additional retail floor space that is identified to meet need.		
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	?	Townscape quality will benefit from secondary effects of less traffic associated with low parking standards. However high parking standards may encourage people to use the car and increase severance on the landscape and townscape and could lead to the requirement for more transport infrastructure such as roads, car parks. Construction of roads/car parks could have negative impacts on both the landscape and townscape.
Option 7b) Review parking standards for new development.		
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.		
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓	Measures to encourage modal shift away from the private car will reduce the need for new road infrastructure which will have positive benefits on townscape and landscape quality
Option 7e) Require all developments, regardless of size to be located in accessible locations.	?	With uncertainty about the design layout, materials to be utilised for development, the impact of new development on the townscape/landscape is unclear.
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	✓	Provisions of green spaces/open spaces help protect the landscape and character of the area, improving quality of the built environment.
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.	✓	
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓	Enhancement and protection of open space will contribute to the overall quality of the townscape and landscape.
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	✓	Although options 10a and b are not directly aimed at enhancing the townscape and landscape the support for sustainable design and construction will help improve quality of the built environment
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.		
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or	?	Recycling facilities may have a detrimental visual impact on the townscape and on the setting of villages. Collection systems for

Option (abridged)	Performance	Commentary/explanation
reclaimed materials as part of construction.		recyclables may not always be appropriate in dense urban areas or remote rural locations. The Core Strategy will need to support policies for design which has regard for the local landscape and townscape character and distinctiveness. However lower amounts of waste generated will help reduce impacts on the landscape.
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.		
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	✓✓	Option ensures that new development appreciates the local character of the existing townscape

SA/SEA Objective 12: Encourage healthy lifestyles (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	✓	Provision of public open space will help promote physical activity.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	?	Higher densities are beneficial to the viability of public transport however higher densities could lead to higher levels of noise and other pollution and areas of open space may be lost to development. With no information on planned levels of growth, open space targets and frequency of public transport the impact is unknown at this stage.
Option 2c) Require housing development to meet specific density guidelines based on accessibility		
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	✓	Development under Options 6a to 6c will encourage people to access retail facilities by public transport rather than the car. Monofunctional retail areas are often isolated from other uses and tend to undermine the opportunities for public transport use and walking and cycling.
Option 6b) Greater protection of town and local shopping centres.		
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.		
Option 6d) Plan for any additional retail floor space that is identified to meet need.	?	Without further information on the extent, location of development and accessibility to public transport a judgment can not be made.
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	?	High parking standards could make driving a more appealing option whilst lowering parking standards would encourage people to use more sustainable/healthy modes of travel such as walking, bicycle. Development of roads/car parks to accommodate the potential increase in traffic resulting from high parking standards could result in loss of public open space which will undermine the opportunities for community gathering, social cohesion and physical activity. Improved public transport and reduced need to travel shall limit vehicular emissions, leading to improved air quality and healthy lifestyle.
Option 7b) Review parking standards for new development.		
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.		
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓	Option 7d will encourage exercise through enhanced pedestrian and cycling facilities.
Option 7e) Require all developments, regardless of size to be located in accessible locations.	?	Without further information on the extent, location of development and accessibility to public transport a judgment can not be made.
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	✓✓	Provision and protection of open space, leisure facilities will enhance human health and social cohesion. The creation of areas of public open space will help people to socially interact and provide areas where people can walk and cycle.
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.		
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓✓	Maintenance of wildlife adds to the leisure component of people's lives, a source of happiness and provides opportunity for physical activities such as walking.
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	✓	Option 10a shall ensure improvement in air quality.
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.	✓	Option 10b will reduce pollution and the need to utilise natural resources, promote self sufficiency and a sustainable lifestyle. High recycling levels will have positive health impacts due to lower levels of waste being sent to landfill.
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	✓	There will be positive health impacts in relation to transport of waste as minimizing waste production will reduce the levels of necessary traffic movements.
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.		
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		

Option (abridged)	Performance	Commentary/explanation
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	✓	Preservation of historical assets adds to the leisure component of people's lives, a source of happiness and provides opportunity for physical activities such as walking.

SA/SEA Objective 13: To deliver more sustainable patterns of development SA/SEA Objective 19: Promote wider prosperity and fairer access to services (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	-	Mainstreaming the visual character of an area may prevent high density development from coming forward thereby allowing development of greenfield sites in less accessible locations. The potential dispersed nature of development under this option could increase car use and compromise the potential viability of public transport.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	✓	Setting density guidelines will help ensure efficient use of land and thereby limiting greenfield development and ensuring development takes place in existing built up areas with access to facilities and serviced by public transport.
Option 2c) Require housing development to meet specific density guidelines based on accessibility		
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	✓	All options will retain compact form of development in highly accessible locations thereby reducing the need to travel and providing more scope to increase the viability of public transport.
Option 6b) Greater protection of town and local shopping centres.	✓	
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.	✓	
Option 6d) Plan for any additional retail floor space that is identified to meet need.	?	Without further information on the location of new retail development an assessment on travel patterns can not be made.
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	✓	High parking standards will help reduce the reliance on the private car and encourage more sustainable modes of travel.
Option 7b) Review parking standards for new development.		Linking car parking standards to accessibility will help limit car use however this may be a disadvantage for people living in rural settlements.
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.		
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓	Option 7d will help reduce the reliance on the private car and encourage more sustainable modes of travel which will reduce the need for new road infrastructure. New road infrastructure could encourage more dispersed settlement patterns.
Option 7e) Require all developments, regardless of size to be located in accessible locations.	?	Option does not suggest the form of development, i.e. dense or dispersed, either of them could be developable patterns on accessible sites.
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	0	No significant impact
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.		
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓✓	Protection of wildlife sites will help the landscape
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	?	Without further information on the location of new development an assessment on travel patterns can not be made. However options could lead to high density developments in the main urban areas which will reduce the need to travel, provide access to employment opportunities, jobs, facilities and public transport services.
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.		
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	0	No significant impact
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.		
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		

Option (abridged)	Performance	Commentary/explanation
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	0	No significant impact

SA/SEA Objective 14: To promote equity and address social exclusion (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	✓	Limiting densities under option 2a could result in the need for greenfield development to help meet housing targets and the potential dispersed pattern of greenfield sites will generally lead to increased distances between services and increase in car dependence. Development under Option 2a could result in loss of public open spaces which provide accessible areas for social cohesion and community gathering for people who can not access the open countryside. Increasing densities under option 2b and 2c could further encourage the use of sustainable modes of transport and the use of transport modes of no or low cost such as walking and cycling. In terms of affordable housing provision options b and c score well as flats are more likely to be affordable than semi-detached and detached houses.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	✓	
Option 2c) Require housing development to meet specific density guidelines based on accessibility	✓✓	
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	✓✓	Option 6a would allow non car owners and those who are unable to access a private car increased accessibility to retail uses.
Option 6b) Greater protection of town and local shopping centres.	✓✓	Protecting retail facilities in town and local centres is likely to reduce the need to travel to larger settlements and would encourage the use of public transport, walking and cycling and allowing access to facilities for people who may have previously been isolated.
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.	✓	Mixed use development will help reduce the need to travel.
Option 6d) Plan for any additional retail floor space that is identified to meet need.	?	Await results on retail capacity study.
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	✓	Linking car parking standards to accessibility will help limit car use however this may be a disadvantage for people living in rural settlements.
Option 7b) Review parking standards for new development.	✓	High parking standards will help reduce the reliance on the private car and encourage more sustainable modes of travel and the use of transport modes of no or low cost such as walking and cycling.
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.	✓	Locating development in accessible locations shall help all sections of the society, bringing facilities and services closer to the residents, providing access to all.
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓	Option 7d will help reduce the reliance on the private car and encourage more sustainable modes of travel and the use of transport modes of no or low cost such as walking and cycling.
Option 7e) Require all developments, regardless of size to be located in accessible locations.	✓	Locating development in accessible locations shall help all sections of the society, bringing facilities and services closer to the residents, providing access to all.
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	✓	Provision and protection of open space will enhance human health and social cohesion. The creation of areas of public open space will help people to socially interact and provide areas where people can walk and cycle.
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.	✓	
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	0	No significant impact
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	0	No significant impact
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.		
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	0	No significant impact
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.		
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include		

Option (abridged)	Performance	Commentary/explanation
schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	0	No significant impact

SA/SEA Objective 15: Ensure that everyone has access to good quality housing (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	?	Option 2a ensures high quality built environment however housing quality, type, tenure and location is unclear at this stage.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	✓	High density development can put extra pressure on local services, amenities, parking and can increase traffic but higher densities often result in the more efficient use of land and thus reduce greenfield development and increase accessibility to affordable housing, as flats are more likely to be affordable than semi-detached and detached houses. The quality of housing and living standards in high density development ultimately depends on design, open space and overall management of the townscape. Option 2c would provide housing in accessible locations but it is not clear if sites will be accessible by public transport.
Option 2c) Require housing development to meet specific density guidelines based on accessibility	✓✓	
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	0	No significant impact
Option 6b) Greater protection of town and local shopping centres.		
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.		
Option 6d) Plan for any additional retail floor space that is identified to meet need.		
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	0	No significant impact
Option 7b) Review parking standards for new development.		
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.		
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓	
Option 7e) Require all developments, regardless of size to be located in accessible locations.	✓	Options 7e would provide housing in accessible locations
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	0	No significant impact
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.		
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	0	No significant impact
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	0	No significant impact
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.		
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	0	No significant impact
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.		
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic	0	No significant impact

Option (abridged)	Performance	Commentary/explanation
environment.		

SA/SEA Objective 16: Enhance community identity and participation (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	✓	Enhancing local character helps to create a sense of community and ownership.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	?	The level of community identity and participation depends on the quality of the built environment, quantity and quality of open space, community safety and permeability which is unknown at this stage.
Option 2c) Require housing development to meet specific density guidelines based on accessibility		
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	0	No significant impact
Option 6b) Greater protection of town and local shopping centres.		
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.		
Option 6d) Plan for any additional retail floor space that is identified to meet need.		
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	✓	Measures to help encourage modal shift away from the car would help create a sense of community through lower levels of noise, improved air quality, permeability and higher quality built environment.
Option 7b) Review parking standards for new development.		
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.		
Options 7d) Effectively promote alternative modes of transport and integration of systems.		
Option 7e) Require all developments, regardless of size to be located in accessible locations.	✓	There would be increased accessibility to community facilities
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	✓	Retaining and protecting open space/leisure facilities/playing fields will further enhance social inclusion through providing space to encourage community gathering and social cohesion.
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.	✓	
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	0	No significant impact
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	0	No significant impact
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.		
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	0	No significant impact
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.		
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	✓✓	Ensuring protection and enhancement of historic assets will help improve the overall quality of the built environment and increase the sense of community well being.

SA/SEA Objective 17: Reduce both crime and fear of crime (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	?	Anti social behaviour could increase due to the anticipated levels of growth however the Options Paper suggests application of design solutions to minimize/prevent occurrence of crime, however measures to minimize crime are unknown at this stage.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis		
Option 2c) Require housing development to meet specific density guidelines based on accessibility		
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	0	No significant impact
Option 6b) Greater protection of town and local shopping centres.		
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.	-	Increase in A3 and A4 uses could result in anti-social behaviour and be a nuisance to local residents
Option 6d) Plan for any additional retail floor space that is identified to meet need.	0	No significant impact
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	0	No significant impact
Option 7b) Review parking standards for new development.		
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.		
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓	A safe and efficient public transport system, with good lighting gives an opportunity for passive surveillance.
Option 7e) Require all developments, regardless of size to be located in accessible locations.	✓	
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	✓	Good lighting of public spaces can generate a sense of safety and increase use of quality public open space will contribute to passive surveillance of streets, spaces and parking.
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.		
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓	Protected and well nurtured wildlife sites well help reduce the opportunity for environmental crime such as fly tipping and vandalism.
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	0	No significant impact
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.		
KEY ISSUES 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	✓	High levels of recycling will help reduce fly tipping
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	✓	
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	0	No significant impact

SA/SEA Objective 18: Achieve sustainable levels of prosperity and growth (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	✓	Increase in housing densities will result in prudent use of land resources and help ensure the viability and vitality of these areas however supporting services, amenities and employment opportunities, will be required otherwise out-commuting would increase.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis		
Option 2c) Require housing development to meet specific density guidelines based on accessibility		
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	✓	Allowing more retail units in the town centre could potentially increase economic growth and provide employment opportunities and help reduce unemployment. The potential increase in traffic can be mitigated through a sound transport/ traffic management plan, Green travel plans.
Option 6b) Greater protection of town and local shopping centres.	✓	Preservation of employment land ensures future land availability for employment opportunities but there is a risk that these sites may lie redundant. Wherever practical, new buildings should provide for flexible spaces, which can be used for multiple uses.
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.	✓	Options ensures shopping facilities and services within town and local centres thereby helping to meet needs locally, help ensure economic diversity and reduce the need to travel
Option 6d) Plan for any additional retail floor space that is identified to meet need.		
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	✓	Increased accessibility will help promote economic growth and enhance the Districts image. But lowering parking standards may stifle this growth.
Option 7b) Review parking standards for new development.		
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.		
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓	Increased use of sustainable modes of transport will help reduce congestion and consequently improve quality of life and living conditions and thereby promote economic growth and prosperity.
Option 7e) Require all developments, regardless of size to be located in accessible locations.	✓	
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	✓✓	Retaining and protecting open space/leisure facilities will bring commercial benefits and help provide a good quality environment which encourages investment by helping to retain existing businesses and attracting more potential investors to the District.
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.		
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓✓	An attractive and good quality environment acts a lure to potential investors and helps improve quality of life and living standards.
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	✓✓	Implementation of sustainable construction measures and implementing good design principles will help make the most efficient use of natural resources resulting in positive health impacts relating to air quality and noise which will result in increasing quality of life and improve economic competitiveness.
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.	✓✓	
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	✓✓	Potential growth in markets for recycled materials and new technology for waste management represent a significant opportunity to improve economic competitiveness. Increasing the numbers of recycling and recovery facilities offer employment opportunities.
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	✓✓	
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic	✓✓	Protection of historical assets will help promote the tourism industry.

Option (abridged)	Performance	Commentary/explanation
environment.		

SA/SEA Objective 20: Revitalise town centres (abridged)

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 2: Making efficient use of land whilst protecting character		
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	✓✓	A steady supply of housing is necessary to generate vitality of town centre areas and facilitate continued economic prosperity and helps support local shops and services required by local residents. All Options recognise the significance of town centre-living to help strengthen the town's economy.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis		
Option 2c) Require housing development to meet specific density guidelines based on accessibility		
KEY ISSUE 6: Town and Local Shopping Centres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	✓✓	Option supports economic growth of the existing centres without compromising on the character of the area, thus having a positive impact on this objective.
Option 6b) Greater protection of town and local shopping centres.	✓✓	Safeguarding retail premises will help strengthen the town's economy and provide employment opportunities.
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.	✓	Option 6c would help revitalise town and local centres as they target development in highly accessible locations. Not withstanding the role A3 and A4 uses play in delivering vibrant centres, the restriction of such uses may be required as these can often be a nuisance to local residents.
Option 6d) Plan for any additional retail floor space that is identified to meet need.	?	Further information is required on the location of development before a judgment can be made.
KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking standards for new development.	✓✓	Increasing accessibility can help revitalise town and local centres and also help improve accessibility to jobs. Increased accessibility will help revitalise town and local centres however lowering parking standards may encourage people not to visit these centres.
Option 7b) Review parking standards for new development.	✓	
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.	✓	
Options 7d) Effectively promote alternative modes of transport and integration of systems.	✓✓	Promotion of alternative sustainable modes of transport will reduce the need to build new road infrastructure. The construction of new roads could result in increase traffic levels and congestion and make the local/town centres less appealing to potential investors.
Option 7e) Require all developments, regardless of size to be located in accessible locations.	✓	This will help reduce congestion and need to travel.
KEY ISSUE 8: Increasing opportunities for good health through improved sport, leisure and open space and better access to facilities		
Option 8a) Seek to fully implement, where relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	✓	Retaining and protecting open space/leisure facilities will bring commercial benefits and help provide a good quality environment which encourages investment by helping to retain existing businesses and attracting more potential investors to the District.
Option 8b) Require residential development to contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.		
KEY ISSUE 9: Protecting and maintaining biodiversity and landscapes		
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓	An attractive and good quality environment acts a lure to potential investors and helps improve quality of life and living standards.
KEY ISSUE 10: Achieving a measurable reduction of pollution and greenhouse gas emissions		
Option 10a) Development will be required to be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	✓✓	Implementation of sustainable construction measures and implementing good design principles will help make the most efficient use of natural resources resulting in positive health impacts relating to air quality and noise which will result in increasing quality of life and help revitalise town/local centres.
Option 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.		
KEY ISSUE 11: A holistic approach to waste management		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	✓	Promoting reduction in waste will support communities and town/local centres in achieving a local economy that operates efficiently.
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.		
KEY ISSUE 12: Facilitating the provision of services and infrastructure to meet the needs of existing and new development, to include schools, health facilities (working with the Primary Care Trust), the emergency services, and transport		
No Options at the present time		
KEY ISSUE 14: Conservation and heritage		

Option (abridged)	Performance	Commentary/explanation
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	✓	Protection of historical assets will help promote the tourism industry.