Appendix 4

Three Rivers Local Development Framework Strategic Environmental Assessment and Sustainability Appraisal

Core Strategy Issues and Options Working Note

June 2006

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 (TRCSIOP). 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.

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
_	Neutral
?	Uncertain
×	Unsustainable
жx	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. 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 is set out in Appendix A and the full appraisal results are contained in Appendix B.

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 1: Spatial Strategy

At this stage of the Core Strategy preparation, the proposed options are largely generic and do not have a clear physical/geographic dimension and therefore the effects of a number of the options could not be determined at this stage. However on the basis of our initial appraisal, it seems that option 1a 'streering development away from greenfield and greenbelt land with development concentrated in the existing built up areas' outperforms the alternative options. Option 1a has been developed to try and ensure that a range of facilities, to meet every day needs, are within a reasonable distance of houses. This approach should help encourage journeys by means other than the car, helping to achieve objectives relating to health, enhancement of the town/local centres, efficient use of land and the use of non-renewable resources.

Although Options 1b 'residential development on surplus employment land' and 1c 'mixed use development on surplus employment land' are outperformed by Option 1a, Options 1b and 1c do have their merits in terms of re-use of previously developed land and buildings and creation of thriving mixed use development.

It is considered that there are a number of specific issues which will need to be considered in greater detail if Option 1a is to be progressed as a preferred option. Demonstration of how the impacts of climate change (drought and flooding) can be addressed and overcome will be necessary.

Linked to the flood risk issue is the issue of run off rates from development, particularly from the proposed 3,600¹ new homes to be built in the District up to 2021. The run off rates will largely be dependent on the promotion of measures for natural drainage and groundwater replenishment as part of future plan preparation.

¹ The draft East of England Plan, November 2004- proposes 3, 600 new homes to be provided in Three Rivers between 2002-2021

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 loosing 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 3: The mix of new housing types and sizes

A steady supply of housing is necessary to generate vitality, facilitate continued economic prosperity, helps support local shops and services required by local residents and helps achieve the aim of creating mixed and balanced communities. Both Options 3a and 3b help ensure that a range and mix of housing will be built in Three Rivers with positive impacts on social inclusiveness objectives and help reduce the levels of inward commuting. However, housing without the supporting employment opportunities, could lead to an increase in outcommuting. New housing should be designed to a high quality and include a variety of dwelling types and sizes. The link between housing and employment growth will need to be monitored to ensure a housing/employment balance.

Issue 4: Affordable Housing

There is a significant shortfall between the need for affordable housing and the amount built. The Issues and Options Paper acknowledges the importance of an adequate supply of affordable housing and all four options aim to increase the level of affordable housing in the District.

Lowering the threshold which triggers the requirement for affordable housing under Options 4a and 4b is likely to secure a higher number of affordable housing than at present. The lowering of the threshold is required as the larger sites which require affordable housing are less likely to come forward in the plan period. However development under Option 4b could lead to less housing coming forward due to the potentially unfeasible levels of required

affordable housing. Options 4c and 4e are likely to help deliver high levels of affordable housing however this may have potential unsustainable outcomes as dedicating sites wholly for affordable housing undermines the sustainable objective of delivering balanced, inclusive and mixed communities in all areas. Option 4d will not only help deliver affordable housing for rural social groups in Bedmond and Sarratt but will also help support and maintain thriving, sustainable rural communities.

Issue 5: Gypsy and Travellers

The options presented in the Issues and Options Paper which make additional provision for gypsy and traveller pitches positively contributes to the SEA/SA social inclusiveness objectives, as gypsies and travellers are socially excluded groups and by endorsing new sites and/or extension of existing sites promotes social inclusion, the social inclusion of all groups will ensure and promote balanced and integrated communities. Due to limited information on potential site location, accessibility and development characteristics the effects of the options on a number of the objectives could not be determined at this stage.

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. Not withstanding 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 inverters.

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 13: Reduce crime rates and fear of crime through good design, increased police resources and improved access to training facilities provided by the Learning and Skills Council and other agencies.

Options

Options 13a, 13b and 13c all make a positive contribution to the social inclusiveness objectives as well as positive benefits in relation to human health, employment opportunities, the economy and the vitality of town and local centres. The Issues and Options Paper scores positively against the reduce crime and fear of crime objective, particularly through Option 13a which promotes design measures to reduce crime. The adoption of local recruitment and training policies in Option 13b and the proposed community facilities in Option 13c will provide for further employment opportunities in the town and local centres and help improve the skills base of Three River's population and help develop a skilled workforce.

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, pubic 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.

Appendix A: Summary Table

Issues and Options (abridged)																		‡	
SEA Objective	1. Biodiversity	2. Water Quality	3. Flood risk	4. Soils	5. C02 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.Sust'able D'ment Patterns & 19. Accessibility	14. Equity & Social Exclusion	15. Good Quality Housing	16. Community Identity & Participation	17.Crime	18. Sust'ble Prosperity & Growth	20. Revitalise town centres
KEY ISSUE 1: Overarching Spatial Strategy; balancing homes and jobs and protecting the green belt 1a) Provide required number of new homes within current policy framework.	>	×	?	//	//	?	<	*	- 1	✓	?	//	✓	✓	>	✓	✓	<	✓✓
1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land 1c) If required new homes cannot be achieved through Option 1a), promote mixed-used development on	//	×	?		?	?	?		-	✓	?	✓	?	?	?	•	✓	✓	
surplus employment land. KEY ISSUE 2: Making efficient use of land whilst protecting character 2. Require housing development to: a) make full & effective use of land	✓	✓	?	✓	?	?	?	×	-	V	✓ ✓	✓	×	✓	?	✓	?	✓	✓ ✓
2 b) meet specific density guidelines set on settlement by settlement basis 2c) meet specific density guidelines based on accessibility	/ / /	-	?	✓	✓	?	✓ ✓ ✓	√	✓	?	?	?	✓	✓	✓	?	?	✓	✓ ✓
KEY ISSUE 3: The mix of new housing types and sizes 3. Require a range in the type/size of dwellings to be provided: a) to meet identified needs.	-	?	-	-	✓	?	?	•	-	?	?	-	?	✓	✓	-	✓	✓	✓
3b) on housing dev'ments of a certain size to meet identified housing needs.	-	?	-	-	✓	?	?	-	-	?	?	-	?	✓	✓	-	✓	✓	✓
KEY ISSUE 4: Affordable Housing 4a) Seek the provision of affordable housing on all dev'ments of 10 dwellings.	?	?	?	?	?	?	?	?	-	?	?	?	?	✓	✓	?	✓	~~	✓ ✓
4b) Seek the provision of affordable housing on all dev'ments of 10 dwellings and increase the element of affordable housing sought from 30% to 40%. 4c) Allocate some residential sites wholly or mostly for	?	?	?	?	?	?	?	?	-	?	?	?	?	V	V	?	✓	V	✓ ✓
affordable housing. 4d) Permit small scale affordable housing schemes	?	?	?	?	?	?	?	?	-	?	?	?	?	✓	√	?	✓	//	44
within the village core areas of Bedmond & Sarratt 4e) Permit the redev'ment of non-residential sites	?	?	?	?	?	?	?	?	<u>-</u>	?	?	?	?	∀	V	?	V	V V	√√
wholly or mostly for affordable housing. Key Issue 5: Gypsy and Travellers 5a) Make additional provision in the district for gypsy and traveller pitches (extension of existing sites and/or the development of new sites).	?	?	?	?	-	?	· ·	?	-	?	?	-	. ✓	· · · · · · · · · · · · · · · · · · ·	✓	£ ✓	·	✓	-
5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site.	?	?	?	?	-	?	?	?	-	?	?	-	?	V	V	✓	✓	✓	-
Key Issue 6: Town and Local Shopping Centres 6a) Guide retail development within existing shopping areas subject to appropriateness in line with character & function	-	-	?	~	~	?	\	>	-	//	✓	~	~	//	-	-	-	>	*
6b) Greater protection of town and local shopping centres.	-	-	?	✓	✓	?	✓	✓	-	?	✓	✓	✓	//	-	-	-	✓	~
6c) Let market forces determine the mix of uses in within the town and local shopping centres.	-	-	?	✓	✓	?	✓	✓	-	?	?	✓	✓	✓	-	-	×	✓	✓
6d) Plan for any additional retail floor space that is identified to meet need.	?	?	?	?	?	?	?	?	-	?	?	?	?	?	-	-	-	✓	?
Key Issue 7: Delivering improved and more integrated transport systems 7a) Maintain existing car parking standards for new development.	✓	~	-	-	//	?	//	?	-	✓	?	?	1	~	-	✓	-	✓	✓ ✓
Review parking standards for new development. Review the car parking zones which determine how	?	?	-	-	?	?	?	?	-	?	?	?	✓	✓	-	✓	-	✓	✓
much parking should be provided as part of new development.	\	✓	-	-	✓	?	✓	?	-	✓	?	?	✓	✓	-	✓	-	✓	✓
7d) Effectively promote alternative modes of transport and integration of systems.	//	✓			//	//	//	?	<u>-</u>	✓	✓	✓	✓	✓	✓	✓	✓	✓	//
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 8a) Seek to fully implement, the actions identified as part of the open space and recreation study/strategy.	**	1	-	-	-	-	✓	-	-	~	~	~~	-	✓	-	~	1	**	~
8b) Require residential dev'ment to contribute towards the provision of sports facilities, amenity and children's play space.	//	✓	-	-	-	-	✓	-	-	✓	~	*	-	✓	-	✓	✓	//	✓
Key Issue 9: Protecting and maintaining	//	✓	-	√	-	-	✓	-	✓	✓	✓	✓ ✓	V	-	-	-	✓	V	✓

Issues and Options (abridged)																			
SEA Objective	1. Biodiversity	2. Water Quality	3. Flood risk	4. Soils	5. C02 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.Sust'able D'ment Patterns & 19. Accessibility	14. Equity & Social Exclusion	15. Good Quality Housing	16. Community Identity & Participation	17.Crime	18. Sust'ble Prosperity & Growth	20. Revitalise town centres
biodiversity and landscapes 9a) Protect important wildlife sites & species & maintain			3,7				•							·				·	
the distinctive landscape character of the district																			
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.	✓	?	-	-	*	*	✓ ✓	-	*	√	√	1	?	-	-	-	-	//	**
10b) All new major dev'ments will be required to ensure that at least 20% of their energy requirements are met on site through renewable energy sources.	✓	?	-	-	V	~~	✓	✓	11	✓	✓	~	?	-	-	-	-	//	//
Key Issues 11: A holistic approach to waste management 11a) All new dev'ments will be required to use an element of recycled or reclaimed materials as part of construction.	~	1	-	-	//	~	//	1	//	?	?	~	-	-	-	-	✓	//	/
11b) All new dev'ment will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	✓	-			V	✓	~~	✓	//	?	?	1	-	_	_		✓	//	✓
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 13: Reduce crime rates and fear of crime through good design, and improved access to training facilities provided. 13a) Promote 'safer by design' dev'ment and seek contributions from dev'ment towards police infrastructure and services.	-	-	-	-	-	-	-	-	-	Ŀ	-	*	•	<u>-</u>	-	V	*	*	✓
13b) Seek local recruitment and training policies with major employers coming into the District.	-	-	?	?	?	-	-	-	-	-	?	✓	-	✓	-	✓	V	//	~
13c) Seek the provision of youth facilities as part of new dev'ment.	-	-	?	?	?	-	?	-	-	-	?	✓	?	✓	-	✓	//	//	~
Key Issue 14: Conservation and heritage 14a) Protect and enhance and maintain the historic environment by resisting the loss of important buildings.	-	-	-	-	-	-	-	-	-	~~	>	✓	-	-	-	//	•	/ /	✓

Appendix B: Appraisal Tables

Key to performance:

Symbol	Description		
√ √	Very sustainable		
✓	Sustainable		
_	Neutral		
?	Uncertain		
×	Unsustainable		
xx	Very unsustainable		

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

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 1: Overarching Spatial Strategy; b	palancing homes and jo	obs and protecting the green belt
Option 1a Provide required number of new homes within current policy framework.	* *	The current policy framework promotes utilisation of previously developed land thereby safeguarding greenfield/greenbelt sites. The suitability of under-used sites/brownfield sites should be assessed prior to development. Where practical designs should include measures to enhance and retain wildlife and habitat should be replaced if any lost to development.
Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	* *	Development of surplus employment sites will safeguard greenfield/greenbelt sites. The suitability of under-used sites/brownfield sites should be assessed prior to development. Where practical designs should include measures to enhance and retain wildlife and habitat should be replaced if any lost to development.
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-used development on surplus employment land so that an element of employment use is retained.	/ /	Option encourages prudent utilisation of previously developed land reducing pressure on Greenfield sites, which in turn shall limit habitat disruption. Mixed land use can reduce travel distances, fuel emissions and noise having a positive secondary effect on Biodiversity.
KEY ISSUE 2: Making efficient use of land wh	ilst protecting charact	er
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 3: The mix of new housing types	and sizes	
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs.	-	No significant impact
Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet identified housing needs.	-	No significant impact
KEY ISSUE 4: Affordable Housing		
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more.	?	Limited information on site location, accessibility and development characteristics means that a judgement can not be made at this stage.
Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%.	?	
Option 4c) Allocate some residential sites wholly or mostly for affordable housing.	?	
Option 4d) Permit small scale affordable housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need.	?	
Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.	-	Makes efficient use of land however the accessibility of these non residential sites is unknown at this stage. The location could lead to increase in travel and number of journeys resulting in impacts on air quality and secondary effects on biodiversity.
KEY ISSUE 5: Gypsy and Travellers		
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites. Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and	?	Limited information on site location, accessibility and development characteristics means that a judgement can not be made at this stage.
impact on residential amenities and the		

Option (abridged)	Performance	Commentary/explanation
environment.		
KEY ISSUE 6: Town and Local Shopping Cen	tres	
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	-	No significant impact
Option 6b) Greater protection of town and local shopping centres.	-	No significant impact
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.	-	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 sy	
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. Options 7d) Effectively promote alternative	✓	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
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 go	od health through imp	roved 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.	44	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 bio	diversity and landscap	
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 reduced	ction of pollution and g	-
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 renewable energy sources.	✓	Utilization of renewable resources shall reduce emissions from non-renewable thermal power, indirectly benefiting biodiversity.
KEY ISSUE 11: A holistic approach to waste r	nanagement	
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.
•		cture to meet the needs of existing and new development, to include emergency services, and transport
No Options at the present time		
KEY ISSUE 13: Reduce crime rates and fear facilities provided by the Learning and Skills	of crime through good Council and other age	d design, increased police resources and improved access to training noies.
Option 13a) Promote 'safer by design' development and seek contributions from development towards police infrastructure and services.	-	No significant impact
Option 13b) Seek local recruitment and training policies with major employers coming into the District.	-	No significant impact
Option 13c) Seek the provision of youth facilities as part of new development. KEY ISSUE 14: Conservation and heritage	-	No significant impact
Option 14a) Protect and enhance the historic	_	No significant impact
environment by resisting the loss of important	•	ino significant impact

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

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

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 1: Overarching Spatial Strategy; k	palancing homes and jo	obs and protecting the green belt
Option 1a) Provide required number of new homes within current policy framework.	×	New development under Option 1a will inevitably increase impermeable surfaces resulting in increased water run off and potential pollution of water courses. However implementation of initiatives to reduce run off such as green roofs and channeling of surface water into SUDs would help alleviate this potential groundwater pollution.
		Implications of water saving technology for development should be included in future LDF stages. e.g. rain water recycling, grey water recycling. The Core Strategy should support positive measures to improve water quality.
Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	×	Increased housing shall invariably result in increased water demand, posing greater pressure on the already water deficient East of England region. This might result in increased ground water abstraction and related pollution effects.
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-used development on surplus employment land so that an element of employment use is retained.	×	Development under Option 1c may lead to increased commercial and residential water consumption. Implications of water saving technology for development should be included in future LDF stages. e.g. rain water recycling, grey water recycling. The Core Strategy should support positive measures to improve water quality.
KEY ISSUE 2: Making efficient use of land wh	l nilst protecting charact	er
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area Option 2 b) Require housing development to	✓	Higher density development will help reduce the levels of impermeable surfacing and thereby help reduce water run off.
meet specific density guidelines set on settlement by settlement basis. Option 2c) Require housing development to	-	No significant impact
meet specific density guidelines based on accessibility	-	No significant impact
KEY ISSUE 3: The mix of new housing types	and sizes	
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs.	?	Without further information on types and sizes of housing tenure a judgment on this objective can not be made.
Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet identified housing needs.	?	Without further information on types and sizes of housing tenure a judgment on this objective can not be made.
KEY ISSUE 4: Affordable Housing		
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more.		
Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%.		All Options could lead to a decrease in water quality through increased run off and increase in water consumption however this could be mitigated against if the Core Strategy includes/promotes measures to improve water quality e.g. SUDS and water efficiency.
Option 4c) Allocate some residential sites wholly or mostly for affordable housing. Option 4d) Permit small scale affordable	?	mprove maner quantity organical cancer cancer.
housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need.		
Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.		
KEY ISSUE 5: Gypsy and Travellers		Deth Options could lead to a decrease in water and P. Harris I.
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.		Both Options could lead to a decrease in water quality through increased run off and increase in water consumption however this could be mitigated against if the Core Strategy includes/promotes measures to improve water quality e.g. SUDS and water efficiency.
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.	?	
KEY ISSUE 6: Town and Local Shopping Cen Option 6a) Guide retail development within	tres	
existing shopping areas subject to it being appropriate to the character and function of these centres.	-	No significant impact
Option 6b) Greater protection of town and local shopping centres.	-	No significant impact
Option 6c) Let market forces determine the mix of uses in within the town and local shopping	-	No significant impact

Option (abridged)	Performance	Commentary/explanation
centres.		
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 sy	/stems
Option 7a) Maintain existing car parking standards for new development.	1	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. Option 7e) Require all developments, regardless of size to be located in accessible locations.	✓	Measures to reduce the need to travel will help reduce run off rates from roads.
KEY ISSUE 8: Increasing opportunities for go	ood health through imp	roved 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. Option 8b) Require residential development to	√	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.
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 bio	diversity and landscap	
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 redu	ction of pollution and g	reenhouse gas emissions
Option 10a) Development will be required to		If these design standards include measures to encourage water efficiency
be designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	?	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 i	nanagement	
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.	-	No significant impact
KEY ISSUE 12: Facilitating the provision of schools, health facilities (working with the Pr		cture to meet the needs of existing and new development, to include emergency services, and transport
No Options at the present time KEY ISSUE 13: Reduce crime rates and fear facilities provided by the Learning and Skills		I design, increased police resources and improved access to training ncies.
Option 13a) Promote 'safer by design' development and seek contributions from development towards police infrastructure and services.	-	No significant impact
Option 13b) Seek local recruitment and training policies with major employers coming into the District.	-	No significant impact
Option 13c) Seek the provision of youth facilities as part of new development. KEY ISSUE 14: Conservation and heritage	-	No significant impact
Option 14a) Protect and enhance the historic environment by resisting the loss of important		No significant impact. However designs could consider incorporation of water saving technologies and water retention/infiltration methods like
buildings and ensuring that new development respects the character of the historic environment.	-	SUDS.

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

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 1: Overarching Spatial Strategy; b	palancing homes and jo	
Option 1a Provide required number of new homes within current policy framework.	?	Areas of Three Rivers lie within areas of flood risk, which may expand due to implications of climate change. 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 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	?	With no information on the physical/geographic dimension of these sites, flood risk in these areas could not be assessed at this stage. The preferred options stage will assess development options on flood risk. The results of the SFRA will be incorporated into the SA process.
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-used development on surplus employment land so that an element of employment use is	?	With no information on the physical/geographic dimension of these sites, flood risk in these areas could not be assessed at this stage.
retained.		The preferred options stage will assess development options on flood risk. The results of the SFRA will be incorporated into the SA process.
KEY ISSUE 2: Making efficient use of land wh	ilst protecting charact	er
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 the option of the content of the option of the opt
Option 2c) Require housing development to meet specific density guidelines based on accessibility		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.
KEY ISSUE 3: The mix of new housing types	and sizes	
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs.		
Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet identified housing needs.	-	No significant impact
KEY ISSUE 4: Affordable Housing		
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more. Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or		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
on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%. Option 4c) Allocate some residential sites	?	be incorporated into the SA process.
wholly or mostly for affordable housing. Option 4d) Permit small scale affordable housing schemes within the village core areas of Bedmond and Sarratt on the basis of		
demonstrable local need. Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.		
KEY ISSUE 5: Gypsy and Travellers		
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.		Without further information on potential site locations and extent of extensions impacts on flood risk areas is unknown at this stage.
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.	?	
KEY ISSUE 6: Town and Local Shopping Cent	tres	It should be noted that at this store of Over Overton
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
Option 6b) Greater protection of town and local shopping centres. Option 6c) Let market forces determine the mix		be incorporated into the SA process.
of uses in within the town and local shopping		

Option (abridged)	Performance	Commentary/explanation
centres.		
Option 6d) Plan for any additional retail floor		
space that is identified to meet need.	into mucho di tuono cui cui cu	
KEY ISSUE 7: Delivering improved and more Option 7a) Maintain existing car parking	Integrated transport sy	/stems
standards for new development.	-	No significant impact
Option 7b) Review parking standards for new development.	-	No significant impact
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.	-	No significant impact
Options 7d) Effectively promote alternative modes of transport and integration of systems.	-	No significant impact
Option 7e) Require all developments, regardless of size to be located in accessible locations.	-	No significant impact
	l ood health through imp	roved 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.		
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	-	No significant impact
space. KEY ISSUE 9: Protecting and maintaining bio	diversity and landscan	es .
Option 9a) Protect important wildlife sites and		No significant impact
species and maintain the distinctive landscape		The digital and an analysis
character of the district through protection and management of landscape.	-	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 reduce	ction of pollution and g	reenhouse 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.	-	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.	-	No significant impact
KEY ISSUE 11: A holistic approach to waste r	nanagement	
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	-	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	-	No significant impact
possible. KEY ISSUE 12: Facilitating the provision of	Services and infractrue	cture to meet the needs of existing and new development, to include
schools, health facilities (working with the Pr		
No Options at the present time		
KEY ISSUE 13: Reduce crime rates and fear facilities provided by the Learning and Skills		design, increased police resources and improved access to training
Option 13a) Promote 'safer by design'	Council and other age	iicics.
development and seek contributions from development towards police infrastructure and services.	-	No significant impact
Option 13b) Seek local recruitment and training policies with major employers coming into the District.	?	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
Option 13c) Seek the provision of youth facilities as part of new development.		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.
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	_	No significant impact
respects the character of the historic environment.	-	No significant impact

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

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 1: Overarching Spatial Strategy; b	palancing homes and jo	obs and protecting the green belt
Option 1a Provide required number of new homes within current policy framework.	11	Development focuses on accommodating additional housing requirements within the existing urban areas/previously developed land (PDL), ruling out greenfield consumption, thus preventing soil loss to development.
Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	11	Development focuses on accommodating additional housing requirements within the existing urban areas and on PDL thereby ruling out greenfield consumption and preventing soil loss to development.
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-use development on surplus employment land so that an element of employment use is retained.	11	Option 1c encourages use of PDL, therefore conserving greenfield land and minimizing soil loss.
KEY ISSUE 2: Making efficient use of land wh	ilst protecting charact	er
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	<i>✓</i>	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 3: The mix of new housing types	and sizes	
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs.	-	No significant impact
Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet identified housing needs.	-	No significant impact
KEY ISSUE 4: Affordable Housing		
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more.		Precise location of development is unknown at this stage, so a judgment on impacts on this objective can not be made.
Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%.		
Option 4c) Allocate some residential sites wholly or mostly for affordable housing.	?	
Option 4d) Permit small scale affordable housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need.		
Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.		
KEY ISSUE 5: Gypsy and Travellers		
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites. Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the	?	The type/nature nature of development i.e. Greenfield/Brownfield/PDL is unknown at this stage so the impact is uncertain.
environment. KEY ISSUE 6: Town and Local Shopping Cen	tree	
Option 6a) Guide retail development within	u c s	
existing shopping areas subject to it being appropriate to the character and function of these centres. Option 6b) Greater protection of town and local shopping centres. Option 6c) Let market forces determine the mix	✓	Options 6a to 6c encourage development within existing urban areas thereby limiting greenfield development and protecting soil resources.
of uses in within the town and local shopping centres. Option 6d) Plan for any additional retail floor	?	Precise location of development is unknown at this stage, so a judgment
space that is identified to meet need.		on impacts on this objective can not be made.
KEY ISSUE 7: Delivering improved and more	integrated transport sy	/stems
Option 7a) Maintain existing car parking standards for new development. Option 7b) Review parking standards for new	-	No significant impact
development.		

Option (abridged)	Performance	Commentary/explanation
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		No circuitionat impost
modes of transport and integration of systems.	-	No significant impact
Option 7e) Require all developments,		Precise location of development is unknown at this stage, so a judgment
regardless of size to be located in accessible locations.	?	on impacts on this objective can not be made. Option development could result in loss of greenfield sites.
	ood health through imn	roved 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	-	No significant impact
part of the open space and recreation		No significant impact
study/strategy.		
Option 8b) Require residential development to contribute both directly on site and through		
commuted payments towards the provision of	-	No significant impact
sports facilities, amenity and children's play		
space.	di	
KEY ISSUE 9: Protecting and maintaining bio	diversity and landscap	
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape	✓	Protection of natural sites would in turn protect soil resources
character of the district through protection and		
management of landscape.		
KEY ISSUE 10: Achieving a measurable reduced	ction of pollution and g	reenhouse gas emissions
Option 10a) Development will be required to		
be designed and built in a sustainable manner in order to ensure that greenhouse gas	-	No significant impact
emissions are minimized.		
Option 10b) All new major developments will		
be required to ensure that at least 20% of their	-	No significant impact
energy requirements are met on site through renewable energy sources.		
KEY ISSUE 11: A holistic approach to waste r	nanagement	
Option 11a) All new developments will be		
required to use an element of recycled or	-	No significant impact
reclaimed materials as part of construction.		
Option 11b) All new development will be required to provide facilities on site to allow the		
recovery and recycling of materials wherever	-	No significant impact
possible.		
KEY ISSUE 12: Facilitating the provision of	services and infrastruc	cture to meet the needs of existing and new development, to include
schools, health facilities (working with the Pr	imary Care Trust), the	emergency services, and transport
No Options at the present time		
facilities provided by the Learning and Skills		I design, increased police resources and improved access to training ncies.
Option 13a) Promote 'safer by design'		
development and seek contributions from	-	No significant impact
development towards police infrastructure and		3 1
services. Option 13b) Seek local recruitment and		Without further information on precise location of community facilities an
training policies with major employers coming	?	assessment can not be made but it is envisaged majority of development
into the District.		will be focused on brownfield land which will reduce pressure on
Option 13c) Seek the provision of youth	?	Greenfield and limit soil loss.
facilities as part of new development.	•	
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	_	No significant impact
respects the character of the historic		s.goan an past
environment.		

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

Ontion (abridged)	Porformance	Commentary/evaluation	
Option (abridged) KEY ISSUE 1: Overarching Spatial Strategy;	Performance balancing homes and id	Commentary/explanation	
Option 1a Provide required number of new homes within current policy framework.	✓√	Dealing with climate change is a wide ranging policy challenge cutting across all parts of society. The Core Strategy has a critical role in encouraging and enabling patterns of land use that support sustainable patterns of travel and identifying and creating locations with good public transport access to reduce car based travel. Focusing development in the key settlements will help reduce the need to travel and the average distance travelled and would encourage public transport, walking and cycling which will help reduce greenhouse gas	
Option 1b) If required new homes cannot be		emissions. The location of surplus employment land is unknown at this stage,	
delivered through option 1a) allocate sites on surplus employment land Option 1c) If required new homes cannot be	?	thereby a judgment on travel patterns can not be made. Mixed use development will help reduce the number of trips made and	
achieved through Option 1a), promote mixed- use development on surplus employment land so that an element of employment use is retained.	✓	the average distance travelled to facilities. Mixed use also provides opportunity to promote sustainable modes of transport like cycling and walking, leading to reduced fuel emissions.	
KEY ISSUE 2: Making efficient use of land w	hilst protecting characte	er	
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 pubic 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 3: The mix of new housing types	and sizes		
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs.		Providing a mix of housing would help reduce the levels of inward commuting. Ultimately the outcome will depend on the precise location of housing and accessibility to public transport.	
Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet identified housing needs.	✓		
KEY ISSUE 4: Affordable Housing			
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more.		Without further information on the location the proposed affordable housing 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	
Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%.		private car or public transport.	
Option 4c) Allocate some residential sites wholly or mostly for affordable housing.	?		
Option 4d) Permit small scale affordable housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need.			
Option 4e) Permit the redevelopment of non- residential sites wholly or mostly for affordable housing.			
KEY ISSUE 5: Gypsy and Travellers			
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.	-	No significant impact	
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.	-	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.	√	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	,		
THIN OF GOOD HE WILLIHE LINE LOWIT AND TOTAL	I .	<u> </u>	

Option (abridged)	Performance	Commentary/explanation	
shopping centres.			
Option 6d) Plan for any additional retail floor	?	Location of these additional spaces is unknown at this stage thereby a	
space that is identified to meet need. KEY ISSUE 7: Delivering improved and more	integrated transport ev	judgment on travel patterns can not be made.	
Option 7a) Maintain existing car parking	T	Linking car parking standards to accessibility will help limit car use and	
standards for new development.	√ √	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.	
	ood health through imp	roved 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.	-	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.	-	No significant impact	
KEY ISSUE 9: Protecting and maintaining bi	odiversity and landscap	es	
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	-	No significant impact	
KEY ISSUE 10: Achieving a measurable redu	uction of pollution and g		
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 schools, health facilities (working with the F		cture to meet the needs of existing and new development, to include emergency services, and transport	
No Options at the present time			
KEY ISSUE 13: Reduce crime rates and fea facilities provided by the Learning and Skills		design, increased police resources and improved access to training ncies.	
Option 13a) Promote 'safer by design' development and seek contributions from development towards police infrastructure and services.	-	No significant impact	
Option 13b) Seek local recruitment and training policies with major employers coming into the District. Option 13c) Seek the provision of youth facilities as part of new development.	?	Without further information on the location of community/education facilities 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 14: Conservation and heritage Option 14a) Protect and enhance the historia			
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.	-	No significant impact	
<u> </u>	<u> </u>		

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

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 1: Overarching Spatial Strategy; b		
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.	1a-1c	Ensuring development is climate change proof should form part of the essential infrastructure for development areas, including residential and commercial buildings. Designing with climate, both at the larger scale (for example in terms of the provision of shelterbelts, SUDS, etc) as well as micro scale (for example through SPDs which acknowledge climatic impacts such as solar gain and shading) should be considered. Designing for climate change should be a key element of building design. Climate change requires detailed consideration as part of Core Strategy development. In particular the Core Strategy should address and include recommendations/ proposals in relation to the following: Designing with nature; Design buildings for flexible use; Consider use of high mass materials (help reduce variation in temperature within a building); Design in facilities for bicycles; Energy efficient air conditioning; Solar water heating; Reduce reliance on mechanical cooling systems; Design measures (such as shelter belts, shaded outdoor areas, high reflectivity external surfaces, maximizing solar gain and maximizing absorptive surfaces); and Reducing per capita water consumption.
KEY ISSUE 2: Making efficient use of land wh	ilst protecting charac	ter
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 3: The mix of new housing types a	and sizes	
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.	3a, 3b	
KEY ISSUE 4: Affordable Housing	40.40	
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.	4a- 4e	
KEY ISSUE 5: Gypsy and Travellers		
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.	5a, 5b	
KEY ISSUE 6: Town and Local Shopping Cent		
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 s	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. Option 7e) Require all developments,	/ /	Encouraging sustainable modes of transport would reduce the need to travel and positively contribute to a reduction in CO ₂ emissions.
regardless of size to be located in accessible locations.	?	
	od health through im	proved 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.		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.	-	No Significant impact
KEY ISSUE 9: Protecting and maintaining bio	l diversity and landsca	pes
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and	-	No Significant impact

Option (abridged)	Performance	Commentary/explanation		
management of landscape.				
KEY ISSUE 10: Achieving a measurable reduc	tion 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.	44	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.	44			
KEY ISSUE 11: A holistic approach to waste n	nanagement			
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		
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	√	included and reflected in energy conservation strategies		
	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 13: Reduce crime rates and fear of crime through good design, increased police resources and improved access to training facilities provided by the Learning and Skills Council and other agencies.				
The following options were assessed to have no significant impact/neutral impact on this objective	13a- 13c			
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.	-	No significant impact		

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

Option (abridged)	Performance	Commentary/explanation	
KEY ISSUE 1: Overarching Spatial Strategy; b	alancing homes and j	obs and protecting the green belt	
Option 1a Provide required number of new homes within current policy framework.	**	Transport is a key source of pollutants to air. Development under option 1a which focuses development in existing built up areas will help reduce the proportion of journeys made by the private car and promote cycling and walking.	
Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	?	Public transport accessibility and location of the surplus employment land is unknown thereby a judgment can not be made at this stage.	
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-use development on surplus employment land so that an element of employment use is retained.	✓	Mixed land use shall reduce the number of trips made and travel distances. It also provides opportunity to promote sustainable modes of transport such as cycling and walking thereby contributing to reduction of fuel emissions.	
KEY ISSUE 2: Making efficient use of land whi	ilst protecting charact	er	
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 pubic 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	1	Higher densities will increase the viability of public transport.	
Option 2c) Require housing development to meet specific density guidelines based on accessibility	44	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 3: The mix of new housing types a	and sizes	,	
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs. Option 3b) Require a range in the type and size of dwellings to be provided on housing	?	Providing a mix of housing would help reduce the levels of inward commuting. Ultimately the outcome will depend on the precise location of housing and accessibility to public transport.	
developments of a certain size to meet identified housing needs. KEY ISSUE 4: Affordable Housing			
Option 4a) Seek the provision of affordable		Without information on the location of the affordable housing sites an	
housing on all developments of 10 dwellings or more on sites of half a hectare or more.		assessment can not be made	
Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%.	?		
Option 4c) Allocate some residential sites wholly or mostly for affordable housing.			
Option 4d) Permit small scale affordable housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need.	✓	Locating housing at accessible locations such as local centres could reinforce the use of more sustainable transport modes.	
Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.	?	Without information on the location of the affordable housing sites an assessment can not be made	
KEY ISSUE 5: Gypsy and Travellers			
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.	✓	Extending existing gypsy/traveller site and/or development of new sites would reduce the need to travel to access local facilities.	
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.	?	Without information on the location of the gypsy/traveller sites an assessment 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.	√	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. Option 6c) Let market forces determine the mix	√	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.	
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 i	?	Without information on the location of retail development an assessment can not be made.	
Option 7a) Maintain existing car parking		Linking car parking standards to accessibility will help limit car use and	
standards for new development.	√ √	thereby improve air quality.	

Option (abridged)	Performance	Commentary/explanation
Option 7b) Review parking standards for new		Higher car parking standards is likely to make driving a more appealing
development.	?	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		Linking car parking standards to accessibility will help limit car use and
determine how much parking should be provided as part of new development.	✓	thereby improve air quality
Options 7d) Effectively promote alternative		Encouraging sustainable modes of transport would reduce the need to
modes of transport and integration of systems.	√ √	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 go	od health through imp	roved sport, leisure and open space and better access to facilities
Option 8a) Seek to fully implement, where		Open spaces will improve air quality
relevant to the LDF, the actions identified as part of the open space and recreation study/strategy.	✓	
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 biod	l diversity and landscap	es
Option 9a) Protect important wildlife sites and		Protection of wildlife sites will help contribute to improved air quality
species and maintain the distinctive landscape character of the district through protection and management of landscape.	✓	The second of th
KEY ISSUE 10: Achieving a measurable reduce	tion of pollution and g	reenhouse gas emissions
Option 10a) Development will be required to be		Increased energy efficiency in residential and commercial developments
designed and built in a sustainable manner in order to ensure that greenhouse gas emissions are minimized.	44	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 n	nanagement	
Option 11a) All new developments will be	lanagement	Minimizing waste production will reduce the levels of necessary traffic
required to use an element of recycled or reclaimed materials as part of construction.	√ √	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.
		cture to meet the needs of existing and new development, to include
schools, health facilities (working with the Pri	mary Care Trust), the	emergency services, and transport
No Options at the present time		
facilities provided by the Learning and Skills		I design, increased police resources and improved access to training ncies.
Option 13a) Promote 'safer by design' development and seek contributions from development towards police infrastructure and services.	-	No significant impact
Option 13b) Seek local recruitment and training policies with major employers coming into the	-	No significant impact
District.		
Option 13c) Seek the provision of youth facilities as part of new development.	?	Locating community facilities at highly accessible locations could tend to favour access by car thus increasing motorised journeys. But the extent of public transport access/facilities needs to be assessed.
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.	-	No significant impact

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

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 1: Overarching Spatial Strategy; b	alancing homes and	jobs and protecting the green belt
Option 1a) Provide required number of new homes within current policy framework.	//	Approach under all Options positively contributes to this criterion as all proposed development will occur on previously developed land (PDL).
Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	*	However the availability of brownfield sites which are suitable for residential development is unknown at this stage. The biodiversity interest of brownfield sites should be assessed prior to redevelopment
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-use development on surplus employment land so that an element of employment use is retained.	*	
KEY ISSUE 2: Making efficient use of land whi	ilst protecting charac	ter
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	х	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 3: The mix of new housing types a	and sizes	
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs.		
Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet identified housing needs.	-	No significant impact
KEY ISSUE 4: Affordable Housing		
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more.		Option 2 does not indicate the type of site for development, i.e., Greenfield or previously developed land so impact is uncertain at this stage.
Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%. Option 4c) Allocate some residential sites		
wholly or mostly for affordable housing. Option 4d) Permit small scale affordable housing schemes within the village core areas	?	
of Bedmond and Sarratt on the basis of demonstrable local need. Option 4e) Permit the redevelopment of non-		
residential sites wholly or mostly for affordable housing.		
KEY ISSUE 5: Gypsy and Travellers		Without information on the nature of the land considered for development
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.	?	Without information on the nature of the land considered for development an assessment on levels of PDL/Greenfield absorption can not be made.
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the	f	
environment. KEY ISSUE 6: Town and Local Shopping Cent	res	
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. KEY ISSUE 7: Delivering improved and more in the content of the cont	?	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 i		Without information on the nature of the land considered for potential car
Option 7a) Maintain existing car parking standards for new development. Option 7b) Review parking standards for new	?	park development an assessment on levels of PDL/Greenfield absorption can not be made.
development. Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.		

Option (abridged)	Performance	Commentary/explanation
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.
	│ od health through imp	roved 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.	-	
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.	-	No significant impact
KEY ISSUE 9: Protecting and maintaining biod	diversity and landscap	es
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	-	No significant impact
KEY ISSUE 10: Achieving a measurable reduc	tion of pollution and g	reenhouse 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.	-	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 m	nanagement	
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.	-	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 s schools, health facilities (working with the Pri		cture to meet the needs of existing and new development, to include emergency services, and transport
No Options at the present time		
KEY ISSUE 13: Reduce crime rates and fear of crime through good design, increased police resources and improved access to training facilities provided by the Learning and Skills Council and other agencies.		
The following options were assessed to have no significant impact/neutral impact on this objective		13a-13c
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.	-	No significant impact

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

Option (abridged)	Performance	Commentary/explanation	
KEY ISSUE 1: Overarching Spatial Strategy; b	alancing homes and		
The following options were assessed to have no significant		1a- 1c	
impact/neutral impact on this objective			
KEY ISSUE 2: Making efficient use of land wh	ilst protecting chara	cter	
Option 2 a) Require housing development to make full and effective use of land having	_	No significant impact	
regard to the character of the surrounding area	-	140 Significant impact	
Option 2 b) Require housing development to		Option reduces the need to develop greenfield land/greenfield sites,	
meet specific density guidelines set on	✓	protecting soil resources and biodiversity	
settlement by settlement basis		_	
Option 2c) Require housing development to meet specific density guidelines based on	✓		
accessibility			
KEY ISSUE 3: The mix of new housing types a	and sizes		
The following options were assessed to have no	significant	3a, 3b	
impact/neutral impact on this objective			
KEY ISSUE 4: Affordable Housing	oignificant	40.40	
The following options were assessed to have no impact/neutral impact on this objective	signincant	4a-4e	
KEY ISSUE 5: Gypsy and Travellers			
The following options were assessed to have no	significant	5a, 5b	
impact/neutral impact on this objective			
KEY ISSUE 6: Town and Local Shopping Cent			
The following options were assessed to have no impact/neutral impact on this objective	significant	6a- 6d	
KEY ISSUE 7: Delivering improved and more	ntegrated transport	evetame	
The following options were assessed to have no	<u> </u>	7a-7e	
impact/neutral impact on this objective	oigimoant	74.70	
KEY ISSUE 8: Increasing opportunities for go	od health through in	nproved sport, leisure and open space and better access to facilities	
The following options were assessed to have no	significant	8a, 8b	
impact/neutral impact on this objective	di		
KEY ISSUE 9: Protecting and maintaining biod Option 9a) Protect important wildlife sites and	liversity and landsc	Option shall protect natural elements.	
species and maintain the distinctive landscape	√	Option shall protect hatural elements.	
character of the district through protection and	· ·		
management of landscape.	tion of mollection and	I manufacture and emissions	
KEY ISSUE 10: Achieving a measurable reduc	tion of pollution and		
Option 10a) Development will be required to be designed and built in a sustainable manner in		These measures promote resource management and ensures that all new development applicants address sustainable energy issues. Option	
order to ensure that greenhouse gas emissions	✓✓	is based on energy efficiency, use of renewable energy and supply	
are minimized.		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	√ √	Material specification and maximizing use of recycled materials will ensure efficient use of natural resources. This approach is commendable	
reclaimed materials as part of construction.		considering the fact that 20% of the waste in the UK is generated by the	
Option 11b) All new development will be		construction industry ² .	
required to provide facilities on site to allow the	√√		
recovery and recycling of materials wherever possible.		The Core Strategy should also consider promotion of use of local materials, which will reduce transportation impacts.	
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 13: Reduce crime rates and fear of crime through good design, increased police resources and improved access to training facilities provided by the Learning and Skills Council and other agencies.			
The following options were assessed to have no impact/neutral impact on this objective		13a-13c	
KEY ISSUE 14: Conservation and heritage			
The following options were assessed to have no	significant	14a	
impact/neutral impact on this objective			

² See WWF "One Planet Living in the Thames Gateway" A WWF-UK One Million Sustainable Homes Campaign Report" June 2003, page 13.

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 1: Overarching Spatial Strategy; b		
Option 1a Provide required number of new homes within current policy framework.	√	Development under Option 1a could involve redevelopment/disturbance of known or undiscovered cultural heritage resources. However widespread improvements to public realm will improve quality of the built environment, which in turn will help support regeneration. Proposals to reduce traffic/encourage modal shift will be beneficial for the setting of cultural heritage features.
Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land		Development under Option 1b could involve redevelopment/disturbance of known or undiscovered cultural heritage resources. However this option aims to help protect existing historic assets through developing existing employment land if required.
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-use development on surplus employment land so that an element of employment use is retained.	*	
KEY ISSUE 2: Making efficient use of land wh	ilst protecting charact	er
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	44	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 Option 2c) Require housing development to meet specific density guidelines based on accessibility	?	High density development can often have a detrimental impact on the character of the area and lead to an area loosing 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
KEY ISSUE 3: The mix of new housing types a	and sizes	damage to the historical character.
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified		
needs. Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet identified housing needs.	?	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.
KEY ISSUE 4: Affordable Housing		
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more.		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 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%. Option 4c) Allocate some residential sites wholly or mostly for affordable housing. Option 4d) Permit small scale affordable housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need. Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.	?	
KEY ISSUE 5: Gypsy and Travellers		
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.	2	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 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.	•	
KEY ISSUE 6: Town and Local Shopping Cent Option 6a) Guide retail development within	res	Development approach under this option respects the character of the
existing shopping areas subject to it being appropriate to the character and function of	11	area and incorporating high design will further enhance the public realm.

Option (abridged)	Performance	Commentary/explanation
these centres.		
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
Option 6c) Let market forces determine the mix of uses in within the town and local shopping centres.	?	remain 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 sy	/stems
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.
	od health through imp	roved 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 biod	diversity and landscap	
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 reduce	tion of pollution and o	reenhouse 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
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.		will help improve quality of the built environment
KEY ISSUE 11: A holistic approach to waste n	nanagement	
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
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever	?	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.
possible.		
schools, health facilities (working with the Pri		cture to meet the needs of existing and new development, to include emergency services, and transport
	of crime through good	I design, increased police resources and improved access to training
facilities provided by the Learning and Skills		
Option 13a) Promote 'safer by design' development and seek contributions from development towards police infrastructure and	-	No significant impact
services. Option 13b) Seek local recruitment and training policies with major employers coming into the	-	No significant impact
District. Option 13c) Seek the provision of youth facilities as part of new development.	-	No significant impact
KEY ISSUE 14: Conservation and heritage	l	
Option 14a) Protect and enhance the historic environment by resisting the loss of important buildings and ensuring that new development	44	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
respects the character of the historic environment.		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 1: Overarching Spatial Strategy; b	palancing homes and jo	obs and protecting the green belt
Option 1a) Provide required number of new homes within current policy framework.	?	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 it is likely that the sustainability score in relation to impacts on landscape will be positive as development is consolidated in the town and local centres which will reduce impacts on the rural landscape elsewhere in the District. However, some impacts on Three River's landscape and townscape are inevitable, although these can be mitigated through siting and design measures. Development under both Options could have visual impact on the setting of the Chilterns AONB, the 'Northern Thames Basin' and the 'Thames
Option 1b) If required new homes cannot be		Valley'. It is important to protect and enhance Three River's landscape and townscape as it acts as a lure for new residents and businesses. Clear design guidance and mitigation is required to protect the character of Three River's towns and local centres. Option is likely to score positive as it makes efficient use of land by
delivered through option 1a) allocate sites on surplus employment land Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-	?	steering development towards PDL and thereby protects Greenfield land and sites from development. However 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
use development on surplus employment land so that an element of employment use is retained. KEY ISSUE 2: Making efficient use of land where the surplus is the surplus employment is the surplus employment in the surplus employment in the surplus employment is the surplus emplo	?	The Core Strategy should consider issuing creative siting and design guidelines that direct development to enhance character of the area developed. er
Option 2 a) Require housing development to make full and effective use of land having	√√	Development approach under this option respects the character of the area and helps raise the quality of the townscape.
regard to the character of the surrounding area Option 2 b) Require housing development to		High density development can often have a detrimental impact on the
meet specific density guidelines set on settlement by settlement basis Option 2c) Require housing development to meet specific density guidelines based on accessibility	?	character of the area and lead to an area loosing 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.
KEY ISSUE 3: The mix of new housing types	and sizes	
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs. Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet identified housing needs.	?	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.
KEY ISSUE 4: Affordable Housing		
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more. Option 4b) Seek the provision of affordable		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.
housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%.		
Option 4c) Allocate some residential sites wholly or mostly for affordable housing. Option 4d) Permit small scale affordable housing schemes within the village core areas of Bedmond and Sarratt on the basis of	?	
demonstrable local need. Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.		
KEY ISSUE 5: Gypsy and Travellers		
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the	?	Due to the uncertainty of the lay out, details on qualities and scale of development at this stage the impact of the Options on landscape/townscape remain unclear.
		•

Option (abridged) development of new sites.	Performance	Commentary/explanation		
· ·				
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.				
KEY ISSUE 6: Town and Local Shopping Cen	tres			
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 sy	estems		
Option 7a) Maintain existing car parking standards for new development. Option 7b) Review parking standards for new	?	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.		
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 bio	diversity and landscap	es		
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 redu	ction of pollution and g	reenhouse 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 10b) All new major developments will be required to ensure that at least 20% of their energy requirements are met on site through		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		
renewable energy sources.				
KEY ISSUE 11: A holistic approach to waste management Option 11a) All new developments will be Recycling facilities may have a detrimental visual impact on the				
required to use an element of recycled or reclaimed materials as part of construction. Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever	?	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 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.		
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 13: Reduce crime rates and fear of crime through good design, increased police resources and improved access to training facilities provided by the Learning and Skills Council and other agencies.				
Option 13a) Promote 'safer by design' development and seek contributions from development towards police infrastructure and	-	No significant impact		
services. Option 13b) Seek local recruitment and	?	Development under all Options could involve redevelopment/disturbance		

Option (abridged)	Performance	Commentary/explanation		
training policies with major employers coming into the District.		of known or undiscovered cultural heritage resources. However widespread improvements to public realm will improve quality of the built environment, which in turn will help support regeneration. 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.		
Option 13c) Seek the provision of youth facilities as part of new development.				
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.	11	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 1: Overarching Spatial Strategy; k		
Option 1a) Provide required number of new homes within current policy framework.	√ √	Land use planning and the integration of development with public transport plays a critical role in enhancing human health and encouraging healthy lifestyles. The compact nature of development under option 1a encourages healthy lifestyles and provides opportunities for physical activity into people's daily lives at no or low cost by promoting access to recreation, high walkability neighbourhoods, mixed-use and permeability. It is also
Option 1b) If required now homes connet be		considered that the development proposals integrate opportunities for physical activity into people's daily lives, including a range of transport Options also promotes access to green space and sports facilities. However a positive score is dependant on meeting public open space targets and provision of public transport systems and measures to ensure that users of public transport (and other modes) enjoy and promote physical activity.
Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	✓	Redevelopment of surplus employment land for development protects open spaces, greenfield land, playing fields that can act as leisure or recreation spaces.
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-use development on surplus employment land so that an element of employment use is retained.	√ √	Mixed land use reduces travel distances between work/leisure and living place, increases the vitality and viability of town/local centres.
KEY ISSUE 2: Making efficient use of land wh	ilst protecting charact	er
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
Option 2c) Require housing development to meet specific density guidelines based on accessibility		frequency of public transport the impact is unknown at this stage.
KEY ISSUE 3: The mix of new housing types	and sizes	
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs.		
Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet identified housing needs. KEY ISSUE 4: Affordable Housing	-	No significant impact
Option 4a) Seek the provision of affordable		
housing on all developments of 10 dwellings or more on sites of half a hectare or more.		Without further information on the extent, location of development and
Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%.		
Option 4c) Allocate some residential sites wholly or mostly for affordable housing. Option 4d) Permit small scale affordable	?	accessibility to public transport a judgment can not be made.
housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need.		
Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.		
KEY ISSUE 5: Gypsy and Travellers	l	
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.	-	No significant impact
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.	-	No significant impact
KEY ISSUE 6: Town and Local Shopping Cen	tres	
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
Option 6b) Greater protection of town and local shopping centres. Option 6c) Let market forces determine the mix	√	undermine the opportunities for public transport use and walking and cycling.
of uses in within the town and local shopping		

Option (abridged)	Performance	Commentary/explanation	
centres.			
Option 6d) Plan for any additional retail floor	?	Without further information on the extent, location of development and	
space that is identified to meet need.	into avete d tremen and a	accessibility to public transport a judgment can not be made.	
KEY ISSUE 7: Delivering improved and more	Integrated transport sy		
Option 7a) Maintain existing car parking standards for new development. Option 7b) Review parking standards for new		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. Option 7c) Review the car parking zones which		Development of roads/car parks to accommodate the potential increase	
determine how much parking should be provided as part of new development.	?	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.	
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.	
5	od health through imp	roved 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. Option 8b) Require residential development to	/ /	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	
contribute both directly on site and through commuted payments towards the provision of sports facilities, amenity and children's play space.		can walk and cycle.	
KEY ISSUE 9: Protecting and maintaining bio	diversity and landscap	es	
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 reduce	ction of pollution and g	reenhouse 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. Option 11b) All new development will be	✓	There will be positive health impacts in relation to transport of waste as minimizing waste production will reduce the levels of necessary traffic	
required to provide facilities on site to allow the recovery and recycling of materials wherever possible.		movements.	
KEY ISSUE 12: Facilitating the provision of schools, health facilities (working with the Pr		cture to meet the needs of existing and new development, to include emergency services, and transport	
No Options at the present time			
KEY ISSUE 13: Reduce crime rates and fear facilities provided by the Learning and Skills		I design, increased police resources and improved access to training noies.	
Option 13a) Promote 'safer by design' development and seek contributions from development towards police infrastructure and services.	✓	A safe environment will help reduce stress levels	
Option 13b) Seek local recruitment and training policies with major employers coming into the District. Option 13c) Seek the provision of youth	√	Provision of education, community and adult learning and education facilities will help create a sense of community and encourage social cohesion.	
facilities as part of new development. KEY ISSUE 14: Conservation and heritage			
Option 14a) Protect and enhance the historic		Preservation of historical assets adds to the leisure component of	
environment by resisting the loss of important buildings and ensuring that new development respects the character of the historic environment.	✓	people's lives, a source of happiness and provides opportunity for physical activities such as walking.	
	<u> </u>		

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 1: Overarching Spatial Strategy; I		· ·	
Option 1a Provide required number of new homes within current policy framework.	✓	Option 1a provides the best opportunity to locate homes close to existing employment opportunities, services and amenities, therefore reducing the need to travel.	
Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	?	Focusing development around the main urban areas as proposed under option 1a would make these areas more self sufficient and could encourage more businesses and support the existing employers. As well as locating homes close to existing employment opportunities, services	
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-use development on surplus employment land so that an element of employment use is retained.	✓	and amenities, therefore reducing the need to travel. Without further information on the location of the surplus employment land, density levels, public transport levels an assessment on travel patterns can not be made for option 1b.	
KEY ISSUE 2: Making efficient use of land wh	ilst protecting charact	Mixed use development under option 1c will reduce the need to travel.	
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	x	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 Option 2c) Require housing development to meet specific density guidelines based on accessibility	√	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.	
KEY ISSUE 3: The mix of new housing types	and sizes		
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs. Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet identified housing needs.	?	Without further information on the location of new housing, density levels, public transport levels an assessment on travel patterns can not be made	
KEY ISSUE 4: Affordable Housing			
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more. Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%. Option 4c) Allocate some residential sites wholly or mostly for affordable housing. Option 4d) Permit small scale affordable housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need. Option 4e) Permit the redevelopment of nonresidential sites wholly or mostly for affordable housing.	?	Without further information on the location of affordable housing, density levels, public transport levels an assessment on travel patterns can not be made	
KEY ISSUE 5: Gypsy and Travellers			
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites. Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.	✓	Expansion of the existing site and/or development of new sites provides a good opportunity to locate gypsy sites close to existing employment opportunities, services and amenities, therefore reducing the need to travel.	
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 sy	ystems	
Option 7a) Maintain existing car parking	✓	High parking standards will help reduce the reliance on the private car	

Option (abridged)	Performance	Commentary/explanation
standards for new development.		and encourage more sustainable modes of travel.
Option 7b) Review parking standards for new development.		Linking on moulting standards to consolidity will halp limit on the
Option 7c) Review the car parking zones which		Linking car parking standards to accessibility will help limit car use however this may be a disadvantage for people living in rural settlements.
determine how much parking should be		
provided as part of new development.		Option 7d will had reduced the validates on the private served appearance
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.
3	od health through imp	roved 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.		
Option 8b) Require residential development to	-	No significant impact
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 bio	diversity and landscap	l es
Option 9a) Protect important wildlife sites and	, ,	Protection of wildlife sites will help the landscape
species and maintain the distinctive landscape character of the district through protection and	✓✓	
management of landscape.		
KEY ISSUE 10: Achieving a measurable reduce	ction of pollution and g	reenhouse gas emissions
Option 10a) Development will be required to		Without further information on the location of new development an
be designed and built in a sustainable manner in order to ensure that greenhouse gas		assessment on travel patterns can not be made. However options could lead to high density developments in the main urban areas which will
emissions are minimized.	?	reduce the need to travel, provide access to employment opportunities,
Option 10b) All new major developments will	f	jobs, facilities and public transport services.
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 r	nanagement	
Option 11a) All new developments will be		
required to use an element of recycled or reclaimed materials as part of construction.		
Option 11b) All new development will be	-	No significant impact
required to provide facilities on site to allow the recovery and recycling of materials wherever possible.		
KEY ISSUE 12: Facilitating the provision of schools, health facilities (working with the Pr		cture to meet the needs of existing and new development, to include
No Options at the present time	ar y care masty, the	sino. 30.00 tooo, and transport
	of crime through good	l design, increased police resources and improved access to training
facilities provided by the Learning and Skills		
Option 13a) Promote 'safer by design' development and seek contributions from		
development and seek contributions from development towards police infrastructure and		
services.	-	No significant impact
Option 13b) Seek local recruitment and		
training policies with major employers coming into the District.		
Option 13c) Seek the provision of youth		Locating facilities in the most accessible locations could tender to favour
facilities as part of new development.	?	car use but final judgment can not be made without information on
KEV ISSUE 14: Concernation and baritage		location of facilities and public transport accessibility.
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	-	No significant impact
environment.		

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

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 1: Overarching Spatial Strategy; k		
Option 1a Provide required number of new	✓	Development under Option 1a would allow non car owners and those
homes within current policy framework. Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land		who are unable to access a private car increased accessibility to services, housing and to public transport. Compact development approach under option 1a shall enable easy
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixeduse development on surplus employment land	?	access to transport, services and other facilities in existing settlements.
so that an element of employment use is retained.		The location of the surplus employment sites under Option 1b is unknown at this stage so a judgment on transport accessibility can not be made.
KEY ISSUE 2: Making efficient use of land wh	ilst protecting charac	
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area Option 2 b) Require housing development to	✓	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.
meet specific density guidelines set on settlement by settlement basis	✓	Development under Option 2a could result in loss of public open spaces
Option 2c) Require housing development to meet specific density guidelines based on accessibility		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.
KEY ISSUE 3: The mix of new housing types	and sizes	
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs.	√	Options will ensure a provision of a mixture of housing sizes, potentially bringing together various age groups and social groups thereby promoting social inclusion and equity.
Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet identified housing needs. KEY ISSUE 4: Affordable Housing	,	
Option 4a) Seek the provision of affordable	,	Affordable housing is much needed in the District. All options are aimed
housing on all developments of 10 dwellings or more on sites of half a hectare or more.	✓	at ensuring that affordable housing targets are met.
Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%.	*	More affordable housing is likely to come forward under option 4b however this unrealistically high affordable housing target may slow down the whole housing market.
Option 4c) Allocate some residential sites wholly or mostly for affordable housing.	✓	This option will enable high proportion of affordable units to be built however this undermines the sustainable objective of ensuring balanced and integrated communities.
Option 4d) Permit small scale affordable housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need.	✓	Enables provision of affordable housing within the rural centres of Bedmond and Sarratt, which in turn may help the viability and vitality of these centres.
Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.	✓	Would help achieve affordable housing targets however it is not clear at this stage if these sites will be accessible by public transport, which will enable the sites to be accessed by all sectors of society.
KEY ISSUE 5: Gypsy and Travellers		
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.	*	The provision of Gypsies and Travellers sites positively contribute to social inclusion objectives, as gypsies and travellers are socially excluded groups.
·		The social inclusion of all groups will ensure and promote balanced and integrated communities.
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.	√ √	A criteria based approach will ensure access to services and amenities.
KEY ISSUE 6: Town and Local Shopping Cent	tres	
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 (abridged)	Performance	Commentary/explanation	
Option 6d) Plan for any additional retail floor		Await results on retail capacity study.	
space that is identified to meet need.	?		
KEY ISSUE 7: Delivering improved and more	Integrated transport sy		
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 go	od health through imp	roved 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 bio	l diversity and landscan	es	
Option 9a) Protect important wildlife sites and			
species and maintain the distinctive landscape character of the district through protection and management of landscape.	-	No significant impact	
KEY ISSUE 10: Achieving a measurable reduce	ction of pollution and g	reenhouse 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 10b) All new major developments will		No significant impact	
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 r	nanagement		
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction.			
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	-	No significant impact	
KEY ISSUE 12: Facilitating the provision of schools, health facilities (working with the Pr		cture to meet the needs of existing and new development, to include emergency services, and transport	
No Options at the present time			
KEY ISSUE 13: Reduce crime rates and fear facilities provided by the Learning and Skills		I design, increased police resources and improved access to training ncies.	
Option 13a) Promote 'safer by design' development and seek contributions from development towards police infrastructure and services.	-	No significant impact	
Option 13b) Seek local recruitment and training policies with major employers coming into the District.	✓	Option increases employment opportunities which will have a positive effect on equity objectives and improve the social status of people.	
Option 13c) Seek the provision of youth facilities as part of new development. KEY ISSUE 14: Conservation and heritage	~	Provision of community facilities will help promote social cohesion, equity and social inclusion	
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.	-	No significant impact	
	I .	L	

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

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 1: Overarching Spatial Strategy; b	palancing homes and jo	
Option 1a Provide required number of new homes within current policy framework.	√	Good quality housing is judged by accessibility to services/amenities, quality of construction, its influence on the built environment and availability and access to open/green spaces.
Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	?	Housing quality, type, tenure and location is unclear at this stage
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixeduse development on surplus employment land	?	however; residential development under Option 1a would provide housing in locations supported by sustainable modes of transport.
so that an element of employment use is retained.	<u>*</u>	Housing development where possible should re-use existing buildings, resulting in efficient use of land and minimising construction waste.
KEY ISSUE 2: Making efficient use of land wh	ilst protecting characte	
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
Option 2c) Require housing development to meet specific density guidelines based on accessibility		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.
KEY ISSUE 3: The mix of new housing types	and sizes	
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs.		Providing a mix of housing will help ensure a balanced and integrated community.
Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet	✓	
identified housing needs. KEY ISSUE 4: Affordable Housing		
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more.		Providing a mix of housing would help reduce the levels of inward commuting.
Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%.		Development under option 4d would help provide affordable housing to people who may have previously been isolated.
Option 4c) Allocate some residential sites wholly or mostly for affordable housing.	✓	
Option 4d) Permit small scale affordable housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need.		
Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.		
KEY ISSUE 5: Gypsy and Travellers		
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.	√	The provision of Gypsies and Travellers sites positively contribute to social inclusion objectives, as gypsies and travellers are socially excluded groups.
		The social inclusion of all groups will ensure and promote balanced and integrated communities.
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the	*	A criteria based approach will ensure access to services and amenities.
environment.		
KEY ISSUE 6: Town and Local Shopping Cent	tres	
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.		
Option 6b) Greater protection of town and local shopping centres. Option 6c) Let market forces determine the mix	-	No significant impact
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.		

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 7: Delivering improved and more		· ·
Option 7a) Maintain existing car parking	micyraicu iransport sy	ASIGNIS
standards for new development. Option 7b) Review parking standards for new development.	_	No significant impact
Option 7c) Review the car parking zones which determine how much parking should be provided as part of new development.		140 Significant impact
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	✓	Options 7e would provide housing in accessible locations
locations.		
	od health through imp	roved 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. 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	-	No significant impact
space.		
KEY ISSUE 9: Protecting and maintaining bio	diversity and landscap	es
Option 9a) Protect important wildlife sites and species and maintain the distinctive landscape character of the district through protection and management of landscape.	-	No significant impact
KEY ISSUE 10: Achieving a measurable reduce	ction of pollution and g	reenhouse 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 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.	-	No significant impact
KEY ISSUE 11: A holistic approach to waste n	nanagement	
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction. Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	-	No significant impact
KEY ISSUE 12: Facilitating the provision of s schools, health facilities (working with the Pr		cture to meet the needs of existing and new development, to include emergency services, and transport
No Options at the present time		
KEY ISSUE 13: Reduce crime rates and fear facilities provided by the Learning and Skills		design, increased police resources and improved access to training ncies.
Option 13a) Promote 'safer by design' development and seek contributions from development towards police infrastructure and services. Option 13b) Seek local recruitment and training policies with major employers coming into the District. Option 13c) Seek the provision of youth facilities as part of new development.	-	No significant impact
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.	-	No significant impact

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

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 1: Overarching Spatial Strategy; k		
Option 1a) Provide required number of new		Development under Option 1a would ensure that community facilities are
homes within current policy framework.	✓	in accessible locations for all sectors of society.
Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	-	No significant impact
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-use development on surplus employment land so that an element of employment use is retained.	-	
KEY ISSUE 2: Making efficient use of land wh	ilst protecting charact	er
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area	1	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 Option 2c) Require housing development to	?	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.
meet specific density guidelines based on accessibility KEY ISSUE 3: The mix of new housing types	and sizes	
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs. Option 3b) Require a range in the type and	_	No significant impact
size of dwellings to be provided on housing developments of a certain size to meet identified housing needs.		
KEY ISSUE 4: Affordable Housing		
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more.		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 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%.		Any loss of greenfield sites would reduce the opportunity for community gathering.
Option 4c) Allocate some residential sites wholly or mostly for affordable housing.	?	
Option 4d) Permit small scale affordable housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need.		
Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.		
KEY ISSUE 5: Gypsy and Travellers Option 5a) Make additional provision in the		The provision of Gypsies and Travellers sites positively contribute to
district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.	√	social inclusion objectives, as gypsies and travellers are socially excluded groups however integration with existing residents could be challenging.
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.		The social inclusion of all groups will ensure and promote balanced and integrated communities.
KEY ISSUE 6: Town and Local Shopping Cen	tres	
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.		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 sy	
Option 7a) Maintain existing car parking standards for new development. Option 7b) Review 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 7c) Review the car parking zones which		

Performance	Commentary/explanation
<u> </u> -	
J.	
,	There would be increased accessibility to community facilities
√	
ood health through imp	roved sport, leisure and open space and better access to facilities
	Retaining and protecting open space/leisure facilities/playing fields will
✓	further enhance social inclusion through providing space to encourage community gathering and social cohesion.
	, , ,
✓	
diversity and landscap	es
,	No significant impact
<u>-</u>	
ction of pollution and g	reenhouse gas emissions
	No significant impact
_	
- -	
management	
-	No significant impact
	cture to meet the needs of existing and new development, to include emergency services, and transport
of crime through good Council and other age	design, increased police resources and improved access to training ncies.
	Creating safe streets and safer communities will help generate a sense of
	community and well being.
	Enhancing and provision of community facilities will help generate a
✓	sense of community and well being.
-	
	Francisco and advantage of the control of the contr
	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.
•	·
	ood health through imp diversity and landscap ction of pollution and g management - services and infrastruction of crime through good Council and other age //

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

Option (abridged)	Performance	Commentary/explanation	
KEY ISSUE 1: Overarching Spatial Strategy; k	palancing homes and jo	bbs and protecting the green belt	
Option 1a Provide required number of new homes within current policy framework. Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	· · · · · · · · · · · · · · · · · · ·	In 2003/4 burglary rates in Three Rivers were above the regional average but violent crime and vehicle crime were relatively low but anti social behaviour could increase due to the anticipated levels of growth and increased town centre accessibility.	
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-use development on surplus employment land so that an element of employment use is retained.		Concentrated form of development allows for passive surveillance of streets. Mixed-use development (option 1c) particularly at ground level will	
	~	contribute to passive surveillance of streets, spaces and parking. Future LDF stages should emphasize the need for development proposals to be developed to high design standards which help design out crime and include measures to minimise the fear of crime, including for example, the overlooking of streets and public spaces, good lighting of public spaces, convenient parking that is overlooked, security lighting, CCTV etc.	
KEY ISSUE 2: Making efficient use of land wh	ilst protecting charact	er	
Option 2 a) Require housing development to make full and effective use of land having regard to the character of the surrounding area Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	?	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 2c) Require housing development to meet specific density guidelines based on accessibility KEY ISSUE 3: The mix of new housing types	and sizes		
Option 3a) Require a range in the type and size of dwellings to be provided to meet			
identified needs. Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet	√	A full mix of housing types and tenure is likely to deliver an integrated and balanced community which will help increase the sense of community and well being and thereby reduce opportunities for crime.	
identified housing needs.			
KEY ISSUE 4: Affordable Housing			
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more. Option 4b) Seek the provision of affordable			
housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%. Option 4c) Allocate some residential sites	√	A full mix of housing types and tenure is likely to deliver an integrated and	
wholly or mostly for affordable housing. Option 4d) Permit small scale affordable housing schemes within the village core areas	·	balanced community which will help increase the sense of community and well being and thereby reduce opportunities for crime.	
of Bedmond and Sarratt on the basis of demonstrable local need. Option 4e) Permit the redevelopment of non-			
residential sites wholly or mostly for affordable housing.			
KEY ISSUE 5: Gypsy and Travellers			
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.		Provision for gypsies and travellers is likely to deliver an integrated and balanced community which will help increase the sense of community and well being and thereby reduce opportunities for crime.	
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.	→		
KEY ISSUE 6: Town and Local Shopping Cen	tres		
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	-	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.	x	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.	•	No significant impact	
KEY ISSUE 7: Delivering improved and more	KEY ISSUE 7: Delivering improved and more integrated transport systems		
Option 7a) Maintain existing car parking	_	No significant impact	

Option (abridged)	Performance	Commentary/explanation
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.	✓	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.	✓	
	od health through imp	roved 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.	divanaltaran	
KEY ISSUE 9: Protecting and maintaining bio	diversity and landscap	
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 reduce	ction of pollution and g	reenhouse 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.		No circuitio ant improst
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.	-	No significant impact
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.	√	
•	l services and infrastruc	cture to meet the needs of existing and new development, to include
schools, health facilities (working with the Pr		
No Options at the present time		
facilities provided by the Learning and Skills		
Option 13a) Promote 'safer by design' development and seek contributions from development towards police infrastructure and services.		All options aim to help reduce crime and fear of crime.
Option 13b) Seek local recruitment and training policies with major employers coming into the District.	* *	
Option 13c) Seek the provision of youth facilities as part of new development.		
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.	-	No significant impact

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

Option (abridged)	Performance	Commentary/explanation	
KEY ISSUE 1: Overarching Spatial Strategy; b	palancing homes and jo	bbs and protecting the green belt	
Option 1a) Provide required number of new homes within current policy framework. Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	✓	A steady supply of housing is necessary to generate vitality and facilitate continued economic prosperity and helps support local shops and services required by local residents. However, housing without the supporting employment opportunities, could lead to an increase in outcommuting. New housing should be designed to a high quality and include a variety of dwelling types and sizes.	
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixeduse development on surplus employment land so that an element of employment use is	√ √	Focusing development in the existing urban areas under option 1a could encourage new businesses and support the existing employers as well as providing employment opportunities in accessible locations, thereby reducing the need to travel.	
retained.		Option 1c provides the opportunity to develop employment opportunities close to existing residential areas thereby reducing the need to travel and reducing levels of out-commuting.	
KEY ISSUE 2: Making efficient use of land wh	ilst protecting characte		
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	✓	required otherwise out-commuting would increase.	
meet specific density guidelines based on accessibility KEY ISSUE 3: The mix of new housing types	and sizes		
Option 3a) Require a range in the type and		Providing a full mix of housing types would help reduce the levels of	
size of dwellings to be provided to meet identified needs. Option 3b) Require a range in the type and	✓	inward commuting.	
size of dwellings to be provided on housing developments of a certain size to meet identified housing needs.			
KEY ISSUE 4: Affordable Housing Option 4a) Seek the provision of affordable			
housing on all developments of 10 dwellings or more on sites of half a hectare or more.			
Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%.		Provision of affordable housing will help retain and encourage key workers to the District and help create a mixed community which will	
Option 4c) Allocate some residential sites wholly or mostly for affordable housing. Option 4d) Permit small scale affordable		further help sustain economic prosperity and diversity.	
housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need.			
Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.			
KEY ISSUE 5: Gypsy and Travellers			
Option 5a) Make additional provision in the district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.		Social inclusion of these excluded groups shall encourage good working and living relations between communities that will help contribute to achieving growth and prosperity.	
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.	✓		
KEY ISSUE 6: Town and Local Shopping Centrol Option 6a) Guide retail development within	tres	Allowing more retail units in the town centre could potentially increase	
existing shopping areas subject to it being appropriate to the character and function of these centres.	✓	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	√	Increased accessibility will help promote economic growth and enhance	

Option (abridged)	Performance	Commentary/explanation				
standards for new development.		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 go	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 bio	diversity and landscap	es				
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 reduce	ction of pollution and g	reenhouse 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 imple good design principles will help make the most efficient use of resources resulting in positive health impacts relating to air qua	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				
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.		competitiveness.				
KEY ISSUE 11: A holistic approach to waste n	nanagement					
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				
Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	*	recovery facilities offer employment opportunities. Potential Increase in composting of garden waste is likely to lead to increase in rural diversification through farm composting operations.				
		cture to meet the needs of existing and new development, to include				
schools, health facilities (working with the Pr	imary Care Trust), the	emergency services, and transport				
No Options at the present time	of arima through good	I design, increased police resources and improved access to training				
facilities provided by the Learning and Skills						
Option 13a) Promote 'safer by design' development and seek contributions from development towards police infrastructure and services.	*	Safe settlements and neighbourhoods can help attract investors and help retain employers and residents thereby increasing economic prosperity.				
Option 13b) Seek local recruitment and training policies with major employers coming into the District.	/ /	Provision of extended education facilities will help improve the skills base of Three River's population.				
Option 13c) Seek the provision of youth facilities as part of new development.	1 1	The proposed community facilities will provide for further employment opportunities.				
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.	/ /	Protection of historical assets will help promote the tourism industry.				

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

Option (abridged)	Performance	Commentary/explanation
KEY ISSUE 1: Overarching Spatial Strategy; b		
Option 1a) Provide required number of new		Development under all Options will contribute to the viability and self
homes within current policy framework. Option 1b) If required new homes cannot be delivered through option 1a) allocate sites on surplus employment land	1 1	sufficiency of town and local centres, will reduce the need to travel and average journey distances and will increase the potential for cycling and walking and improve air quality.
Option 1c) If required new homes cannot be achieved through Option 1a), promote mixed-use development on surplus employment land so that an element of employment use is retained.	*	Focusing development in the key settlements will help support the town centre employers and promote economic growth, enhance the town's image and access, reduce the number of essential trips as well as journey length. Option 1c encourages a mix of commercial and residential uses which would enable people to live close to their work, reduce travel distances
		and consequently improve air quality and the built environment.
KEY ISSUE 2: Making efficient use of land wh	ilst protecting characte	,
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.
Option 2 b) Require housing development to meet specific density guidelines set on settlement by settlement basis	/ /	All Options recognise the significance of town centre-living to help strengthen the town's economy.
Option 2c) Require housing development to meet specific density guidelines based on accessibility		
(Cotion 3a) Require a range in the type and	and sizes	Dovolonment under both entions will contribute to the visbility and call
Option 3a) Require a range in the type and size of dwellings to be provided to meet identified needs.	√	Development under both options will contribute to the viability and self sufficiency of town and local centres and would help reduce the levels of inward commuting.
Option 3b) Require a range in the type and size of dwellings to be provided on housing developments of a certain size to meet identified housing needs.	~	
KEY ISSUE 4: Affordable Housing		
Option 4a) Seek the provision of affordable housing on all developments of 10 dwellings or more on sites of half a hectare or more.		Meeting affordable housing targets will help improve the well being of the population and help reduce social exclusion, help provide housing for key
Option 4b) Seek the provision of affordable housing on all developments of 10 dwellings or on sites of half a hectare or more and increase the element of affordable housing sought from 30% to 40%.	√ √	workers and therefore provide businesses with a diverse workforce
Option 4c) Allocate some residential sites wholly or mostly for affordable housing.		
Option 4d) Permit small scale affordable housing schemes within the village core areas of Bedmond and Sarratt on the basis of demonstrable local need.		
Option 4e) Permit the redevelopment of non-residential sites wholly or mostly for affordable housing.		
KEY ISSUE 5: Gypsy and Travellers Option 5a) Make additional provision in the		
district for gypsy and traveller pitches focusing on the extension of existing sites and/or the development of new sites.		
Option 5b) Determine any application for gypsy sites on the basis of a meeting range of criteria relating to the site, access to services and impact on residential amenities and the environment.	-	No significant impact
KEY ISSUE 6: Town and Local Shopping Cent	tres	
Option 6a) Guide retail development within existing shopping areas subject to it being appropriate to the character and function of these centres.	11	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. KEY ISSUE 7: Delivering improved and more	? integrated transport sy	Further information is required on the location of development before a judgment can be made. /stems

Option (abridged)	Performance	Commentary/explanation		
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.		
Option 7b) Review parking standards for new development. Option 7c) Review the car parking zones which determine how much parking should be	√	Increased accessibility will help revitalise town and local centres however lowering parking standards may encourage people not to visit these centres.		
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 go	od health through imp	proved 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. Option 8b) Require residential development to	√	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.		
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 bio	diversity and landsca			
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 reduce	ction 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 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.	*	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.		
KEY ISSUE 11: A holistic approach to waste n	nanagement			
Option 11a) All new developments will be required to use an element of recycled or reclaimed materials as part of construction. Option 11b) All new development will be required to provide facilities on site to allow the recovery and recycling of materials wherever possible.	√	Promoting reduction in waste will support communities and town/local centres in achieving a local economy that operates efficiently.		
KEY ISSUE 12: Facilitating the provision of schools, health facilities (working with the Pr		cture to meet the needs of existing and new development, to include emergency services, and transport		
No Options at the present time				
KEY ISSUE 13: Reduce crime rates and fear facilities provided by the Learning and Skills		d design, increased police resources and improved access to training		
Option 13a) Promote 'safer by design' development and seek contributions from development towards police infrastructure and services.	✓	A safe environment is attractive to investors		
Option 13b) Seek local recruitment and training policies with major employers coming into the District.	*	Provision of extended education facilities will help improve the skills base of Three River's population and help develop a skilled workforce.		
Option 13c) Seek the provision of youth facilities as part of new development.	44	Community facilities will provide for further employment opportunities in town and local centres.		
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.	✓	Protection of historical assets will help promote the tourism industry.		