



EPSOM AND EWELL BOROUGH COUNCIL
PREFERRED OPTIONS
SUSTAINABILITY APPRAISAL

**SUSTAINABILITY
APPRAISAL REPORT**

DECEMBER 2005

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1.0 BACKGROUND

1.01 THE CONCEPT OF SUSTAINABLE DEVELOPMENT

Sustainable Development is a term that has been commonly used since the Earth Summit at Rio de Janeiro in 1992. The aim is to balance economic progress with social and environmental needs, and not take resources that future generations may need to survive. There are now numerous definitions of what the term Sustainable Development means, but the UK government defines it as:

- Social progress which meets the needs of everyone;
- Effective protection of the environment;
- Prudent use of natural resources;
- Maintenance of high and stable levels of economic growth and employment.

There is now an international commitment to achieving Sustainable Development, and this has been incorporated into laws, guidance and advice. One of the means by which Sustainable Development can be achieved is through the land-use planning process. In line with the new planning legislation, Local Development Frameworks are to be produced which contain plans, policies and guidance in relation to the type of development which can take place in an area. These plans and policies can help to achieve Sustainable Development as they aim to ensure that development meets the needs of people living and working in an area, whilst at the same time ensuring that it is sited in such a way as to protect the environment. However, as economic, social and environmental needs are often conflicting, it can sometimes be hard to reconcile all these issues. In response, the government has set out a requirement for a 'Sustainability Appraisal' of emerging Local Development Framework documents to be undertaken, to ensure that this balance of issues is achieved as far as is possible.

1.02 SUSTAINABILITY APPRAISAL

The purpose of Sustainability Appraisal is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. Sustainability Appraisal is an iterative process that identifies and reports on the likely significant effects of the plan, and the extent to which implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined. Where problems are identified, measures to counteract them can be put into place. The process of undertaking a Sustainability Appraisal will therefore help to ensure that plans are soundly based and properly reflect sustainable development principles.

Planning Policy Statement Note 12 on Local Development Frameworks confirms that sustainability appraisals should appraise the potential impacts of different strategic options in order to integrate sustainable development objectives into the formulation of policies. It also requires that all Development Plan Documents produced under the Local Development Framework, apart from the Statement of Community Involvement, must be subjected to a Sustainability Appraisal.

The ODPM publication entitled *Creating Local Development Frameworks – A Companion Guide to PPS12* states that “a sustainability appraisal is integral to document preparation as a means of assessing their potential social, environmental and economic effects to ensure policies reflect sustainable development principles.”

The Government expects Regional Planning Bodies and Local Planning Authorities to take an integrated approach to achieving these objectives in their plans, seeking to optimise benefits across each objective.

Sustainability Appraisal should:

- Take a long-term view of whether and how the area covered by the plan is expected to develop, taking account of the social, environmental, and economic effects of the proposed plan;
- Provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies;
- Reflect global, national, regional and local concerns;
- Provide an audit trail of how the plan has been revised to take into account the findings of the Sustainability Appraisal;
- Form an integral part of all stages of plan preparation; and
- Incorporate the requirements of the Strategic Environmental Assessment Directive

By undertaking a Sustainability Appraisal, it is possible to look at the range of policies and plans contained in Local Development Framework documents, and examine how they contribute to the aim of sustainable development. By looking at every policy in this manner it is possible to identify areas where policies may not contribute to Sustainable Development. By identifying these problems at an early stage, it is possible to adapt and amend policies to ensure that they contribute to as sustainable an outcome as possible.

This report concerns the Preferred Options for the Core Strategy which were approved by the Council for public consultation on 15 November 2005. The Sustainability Appraisal of Preferred Options contained in this report will be made available to the public as part of the consultation exercise that is scheduled to commence in mid-January 2006.

2.0 METHODOLOGY FOR THE SUSTAINABILITY APPRAISAL

This Sustainability Appraisal has not been undertaken as a single, stand-alone process; rather it has been part of a continuing iterative process that is continually being updated in response to emerging Government advice, comments from interested parties and the emergence of new and improved sources of data. To date, the process of Sustainability Appraisal has taken place in stages which are as follows:

Sustainability Appraisal of the Local Development Framework – Scoping Report May 2005. This report set out the framework for sustainability appraisal within the Local Development Framework. It provided baseline data and details of plans and policies that might affect the Local Development Framework. The report also identified sustainability issues affecting the Borough, and set out an initial set of sustainability objectives and indicators. The draft version of this document was made available for comment from statutory consultees and other interested parties for a 6-week period commencing in February 2005, and was amended following the analysis of comments received. This document is available in full on the Council's website: www.epsom-ewell.gov.uk

The form of report produced was the result of on-going collaborative work with Surrey County Council and six other districts in East Surrey to develop a common framework for Sustainability Appraisal. Sustainability issues were identified through an analysis of a "Characterisation of the Area" Report that was produced by the Borough Council to update the 2003 Epsom and Ewell Borough Profile (also available on the website).

Regarding sustainability objectives and indicators, the Scoping Report looked to Government advice on the definition of sustainable development, as contained in its *Strategy for Sustainable Development, A Better Quality of Life* (DETR ?May 1999), which provided four main objectives:

- Social progress that recognises the needs of everyone
- Effective protection of the environment
- Prudent use of natural resources
- Maintenance of high and steady levels of economic growth and employment

These themes have been used as headings to organise the sustainability objectives and indicators that are proposed to be used for carrying out appraisals of Epsom and Ewell's Local Development Documents in the foreseeable future. The resulting framework provides a comprehensive set of criteria for, and a common understanding of, sustainability in the Local Development Framework context.

Core Strategy - Preferred Options – January 2006. This document was produced following consultations (with statutory consultees, stakeholders, interested parties identified from previous LDF consultation exercises and the general public) on the Council’s ‘Issues & Options’ document from 3 June to 15 July 2005.

The comments received, along with the results of the Initial Sustainability Appraisal - Scoping Report helped develop the Preferred Options document, which identifies the key elements of the planning framework for Epsom and Ewell. These are set out under 7 chapter headings:

1. Housing
2. Employment
3. Natural Environment
4. Urban Design & the Built Environment
5. Transport & Infrastructure
6. Town Centre & other local shopping centres
7. Community, Recreational & Cultural Facilities

These chapters contain 25 Preferred Option objectives, which are listed below in Table 1.. In addition, within each chapter, a number of alternative options were considered, but rejected. These are listed in Table 2.

Section 3 of this document appraises each of the 25 “Preferred Options” against sustainability objectives, together with each of the 12 “Alternative Options”.

TABLE 1: LIST OF PREFERRED OPTIONS

Housing	
1.	Aim to identify sufficient land to deliver the Borough’s housing allocation
2.	Focus housing development on previously developed land
3.	Increase the proportion of affordable housing in new developments with the objective that a significant percentage of all new housing provision within the Borough should be affordable
4.	Encourage higher densities in town centres and sustainable locations
5.	Aim to achieve a balance between the range of housing available in relation to the size and types of new dwellings according to local needs
Employment	
6.	Maintain mix of employment uses and different sized employment premises to provide for existing and future businesses, where appropriate
7.	Protect and preserve well located employment sites (in sustainable locations)

8.	Aim to support new working methods that limit the need to travel, including working from home where appropriate
Natural Environment	
9.	Continue to exercise strict control over development and maintain Green Belt boundaries
10.	Provide and protect appropriate levels of different types of open space for residents, workers and visitors to the Borough
11.	Protect and enhance areas that are nationally, regionally or locally designated as sites of nature conservation interest
12.	Adopt a risk based approach to development in flood risk areas
13.	Seek to protect important habitats and species, and where possible aim to provide opportunities to enhance biodiversity
Urban Design & the Built Environment	
14.	Seek to protect and enhance Conservation Areas and the setting of Listed buildings
15.	Provide appropriate protection for sites of archaeological importance, scheduled ancient monuments and future discoveries of archaeological interest
16.	Ensure all aspects of a new development complement and positively contribute to the character of the area
17.	Aim to use good design to incorporate a variety of sustainable elements and principles into new developments
18.	Aim to use good design to help create safer environments
Transport & Infrastructure	
19.	Encourage non-motorised forms of travel
20.	Implement highway safety measures
21.	Ensure infrastructure is provided in advance of, or at least in parallel with, the associated development
Town Centre & other Local Centres	
22.	Maintain and encourage a suitable mix of uses in Epsom Town Centre
23.	Safeguard and promote retail facilities in local centres
Community, Recreational & Cultural facilities	
24.	Protect, improve and provide community facilities, especially ones that specifically cater for young and old people
25.	Maximise use and accessibility of all community, recreational and cultural facilities, both indoor and outdoor, so all facilities are made as widely available and accessible as possible to all residents and other Borough users

TABLE 2: LIST OF ALTERNATIVE OPTIONS

Housing	
1.	Identify land over and above the Borough's housing allocation requirement
2.	Allow for urban extensions in areas with good transport links and other community facilities
3.	Retain the threshold for affordable housing as identified in the current Local Plan (2000)
4.	Encourage higher densities in all new development
5.	Allow developers to decide the size and types of new dwellings
Employment	
6.	Adopt a flexible approach allowing the market to dictate what is required in terms of employment space, permitting changes of use and redevelopments to alternative uses
7.	Adopt a flexible approach of permitting employment uses to come forward for other redevelopment to other uses, such as residential
8.	N/A
Natural Environment	
9.	Allow for selected Green Belt releases in sustainable locations to meet the need for new housing
10.	N/A
11.	N/A
12.	N/A
13.	N/A
Urban Design & the Built Environment	
14.	N/A
15.	N/A
16.	N/A
17.	Encourage developers to introduce sustainable elements into new developments
18.	N/A
Transport & Infrastructure	
19.	N/A
20.	N/A
21.	N/A
Town Centre & other Local Centres	
22.	Allow the market to direct uses within the town centre
23.	N/A
Community, Recreational & Cultural facilities	
24.	Seek to protect, enhance and provide community facilities, but have no

	particular focus on any age or people group
25.	Permit organisations to utilise their own facilities, and not make them available to the wider public

3.0 APPRAISAL OF THE PREFERRED OPTIONS AGAINST THE SUSTAINABILITY OBJECTIVES

The appraisal aims to establish whether the Core Strategy Preferred Options under consideration are likely to make either a positive, neutral or negative contribution to the achievement of sustainable development as envisaged under the Local Development Framework regime. In order to do this each of the 25 Preferred Options was assessed against each of the sustainability objectives set out in the sustainability framework in table 1 of the 2005 Sustainability Appraisal Scoping Report and its likely effects on the objective were considered over the short, medium and long term (for the purposes of this exercise, up to 5 years, 6-10 years and 11-20 years). Their impact was scored as follows:

TABLE 3: SCORING SYMBOLS

Symbol	Effects against the SA Objectives
✓✓	Significantly positive contribution towards sustainability
✓	Positive contribution towards sustainability
○	Neutral/Uncertain contribution towards sustainability
✗	Negative contribution toward sustainability
✗✗	Significantly negative contribution towards sustainability

The appraisal process itself is deliberately simple, thus:

Option → Sustainability Objectives → Assessment → Commentary

The assessment aims to answer the question- *“how does this Option impact on the Borough’s ability to meet the relevant sustainability objective in the short, medium and long term?”*. ‘○’ indicates either uncertainty about the likely impact (for example because of an absence of sufficient background information), or an assessment that it will have “no” or “minimal” impact. At this relatively early stage of plan preparation, the options are describing broad objectives, and do not go into detail. Consequently, a ‘○’ score is frequently used. The number of ‘○’ scores should reduce as the Core Strategy progresses towards the production of policy over the next six months.

In some cases it was thought that an option might have a negative impact and therefore a possible conflict between the option and the sustainability objective.

In this case, an 'X' or 'XX' is used. An explanation is provided in the commentary in the final column where the impact is thought to require some further explanation or might have links with other options or issues. The commentary section has also been used to identify where opportunities may exist to improve the performance of any particular option in relation to sustainability or to identify issues of interpretation.

The details of the appraisal are set out in Appendix 2. For the purpose of this exercise, short term was identified as up to 2011; medium term 2011-2016; and long term 2016-2026.

As would be expected, most options performed well against some sustainability objectives, and poorly against others. Critically, no options emerged as being fundamentally unsustainable and no one option clearly outperformed any of the others.

It is rarely possible to eliminate all conflicts between planning objectives, therefore it was crucial to identify where the objectives are likely to be in significant conflict and devise options that reduce these conflicts. A few of these conflicts have been identified below:

- 1 The concentration of employment sites only within industrial estates or town centres could possibly conflict with encouraging mixed uses.
- 2 Polarising uses means the likelihood of more car journeys.
- 3 The drive to provide more affordable housing could possibly conflict with options related to enhancing biodiversity. This may arise if a housing site is in or near an area of known biodiversity interest: even areas of apparently ordinary countryside or parts of urban areas may be of biodiversity interest.
- 4 Alternatively, the encouragement of biodiversity could possibly restrict the availability of sites which could be used to provide affordable housing.
- 5 The use of energy efficient development and renewable energy might conflict with providing affordable housing as the cost of any energy efficient measures may affect the viability of the development scheme or may be passed on to future occupiers thus making the housing less affordable.
- 6 In isolation, the provision of facilities with low levels of car parking could prejudice access for certain sectors of the community

In summary, the appraisal concluded that all of the sustainability objectives were furthered by one or more of the options. In terms of Preferred Options, those

highlighting development within accessible areas, safeguarding the Green Belt and promoting alternatives to the private car for transport performed consistently highly. It is therefore considered that the following preferred options would be the most sustainable options for the Borough:

- **Housing**

Objective 1: Aim to identify sufficient land to deliver the Borough's housing allocation

Objective 4: Encourage higher densities in town centres and sustainable locations

- **Employment**

Objective 6: Maintain mix of employment uses and different sized employment premises to provide for existing and future businesses, where appropriate

Objective 7: Protect and preserve well located employment sites (in sustainable locations)

- **Natural Environment**

Objective 9: Continue to exercise strict control over development and maintain Green Belt boundaries

Objective 10: Provide and protect appropriate levels of different types of open space for residents, workers and visitors to the Borough

- **Urban Design & the Built Environment**

Objective 17: Aim to use good design to incorporate a variety of sustainable elements and principles into new developments

- **Transport & Infrastructure**

Objective 19: Encourage non-motorised forms of travel

- **Town Centre & other Local Shopping Centres**

Objective 22: Maintain and encourage a suitable mix of uses in Epsom Town Centre

Objective 23: Safeguard and promote retail facilities in local centres

3.01 PROPOSED MITIGATION MEASURES

Table 3 below lists possible mitigation measures for negative impacts identified during the Sustainability Appraisal. These measures include suggested changes to the options themselves, and recommendations. The table also includes proposals to enhance positive impacts of the options.

TABLE 4: MITIGATION

CONFLICTS	MITIGATION
Cost of providing energy renewal on affordability of housing	If developed as policy, it might be preferable to focus on larger sites for affordable housing to enable developers to get bulk purchase discounts on energy efficient technology. In the long term the costs may decrease.
Cost of developing previously developed land may decrease the provision of affordable housing, particularly if remediation of the site is required.	Assess sites on an individual basis. However, the development of brownfield sites helps to preserve the Borough's open spaces
Possible adverse effect of high density	In isolation, higher densities could worsen visual amenities, road congestion and pollution problems. However, in conjunction with other interventions, these problems can be overcome or improved: for example by the development of an appropriate range of densities for the locality to avoid overdevelopment or a sense of site cramming, and by the encouragement of public transport
Increased journey times, congestion and pollution if housing development takes place without employment	Promoting car sharing, home working, and public transport can help to overcome this problem.
Home working may not lead to the most efficient use of energy	Equip homes with energy efficient technologies
New development may affect biodiversity and biodiversity interests are likely to restrict the availability of sites for development, as are other protected areas.	Using 106 Agreements, promote the safeguarding of existing habitats where appropriate and the creation of new habitats. Sequential tests may be used to identify the most sustainable sites for development
Impact of introducing and encouraging energy efficient developments / use of renewable energy on cultural assets.	Cultural/historical assets may be damaged; directly, through building works or, indirectly, through additional costs associated with the introduction of these technologies. High quality design can help to off set any negative impacts on the

	setting of Conservation Areas and Listed Buildings. Improvements in technology over time may lead to more visually discrete installations.
Developers may be “encouraged” to develop at lower densities in an attempt to avoid crossing a threshold which would otherwise require an affordable housing provision.	This can be addressed at the policy making stage by introducing policies preventing the forced subdivision of sites and development at less than optimal densities.
The effects of lower car parking standards for residential and commercial property could prejudice access for certain sectors of the community.	The impact could be made more positive by combining with initiatives to encourage access by means other than the private car
Access to affordable housing could possibly conflict with reduction in the vulnerability to the impacts of climate change, particularly flooding. More houses would mean more impermeable surfaces and more runoff of storm water.	If this option is developed as policy measures should be incorporated to promote sustainable construction, waste management, water management and drainage (SUDS).

Notwithstanding the above, it is recognised that it is rarely possible to eliminate conflicts between planning objectives having regard to their implications for environmental, social and economic well-being. However, the assessment indicates that there are opportunities to provide a better balance between sustainability objectives and options for the Core Strategy. In the main, these opportunities arise from the fuller integration of options and objectives. Many of the potential conflicts identified in this assessment arise only when looking at options in isolation.

4.0 PROPOSALS FOR MONITORING AND IMPLEMENTATION

This document sets out the results of the assessment of the Preferred Options, and is being made available to assist in the process of identification of key policy objectives and the elimination of undesirable options. Before being released for consultation with the public, the appraisal will be subject to an independent review by an independent consultant and representatives from some of the other East Surrey districts, and adjusted if necessary.

The results of this assessment and the comments received in response to the consultation exercise on the Preferred Options will be combined and set out in a Submission Version of the Core Strategy document in summer 2006.

Monitoring of the Core Strategy will take place throughout the year, but will be reported annually as part of the Annual Monitoring Report, required under the Local Development Framework regime. In undertaking this work there may be some indicators which cannot be measured annually, depending on the type and nature of the indicator, due to the lack of available data.

The findings of these assessments, based on the indicators, will help measure how well the plan contributes to sustainable development, and inform future reviews of the plans and policies.

5.0 CONCLUSION

The overall purpose of Sustainability Appraisal is to promote sustainable development through better integration of sustainability considerations into the preparation and adoption of plans. However, the purpose of the Sustainability Appraisal at this stage of the Local Development Framework process is to help ensure that the Core Strategy contains sustainable policies.

In this exercise, as might have been expected, most options performed well against some sustainability objectives, but less well against others. Some options were clearly more sustainable compared to others. However, there were a number of instances of conflict. The study helps to identify where the objectives are likely to be in significant conflict and suggest options that might help to reduce them. It is significant to note that many of the conflicts identified in this assessment arise only when looking at options in isolation.

The Sustainability Appraisal Report and the results of the public consultation exercise will be used to inform the process of selecting the policies that will be incorporated into the Borough's Core Strategy when it is submitted for examination in the summer of 2006.

Strategy for Sustainable Development – A Better Quality of Life, DETR, May 1999

Planning Policy Statement 12: Local Development Frameworks, Office of the Deputy Prime Minister, September 2004

Creating Local Development Frameworks – A Companion Guide to PPS12, Office of the Deputy Prime Minister, November 2004

Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, Office of the Deputy Prime Minister, November 2005.

Town and Country Planning (Local Development) (England) Regulations, The Stationery Office, September 2004.

APPENDIX 2: SUSTAINABILITY APPRAISAL OF ISSUES AND OPTIONS DOCUMENT

A HOUSING				
Preferred Option Objective 1:				
Aim to identify sufficient land to deliver the Borough's housing allocation				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓✓	✓✓	✓✓	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	Provision of adequate housing of suitable type, size and affordability will help to alleviate social exclusion
4. To create and maintain safer and more secure communities.	✓	✓	✓	Need to ensure new development accords with Designing Out Crime principles
5. To minimise the harm from flooding	○	○	○	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	✓	○	○	Short term - Through the use of PDL contaminated land will be identified and remediated
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	

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9. To conserve and enhance biodiversity within the plan area	✓	○	○	Short term - Development can be directed away from sensitive areas
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	○	○	○	Tenuous link – development may provide a positive impact in this regard
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	○	○	Short term - Sustainable locations for housing can be identified
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	○	○	○	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	○	○	No direct link
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	Ensure suitably located and sufficient quantity of employment land is protected from residential development
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	Need to ensure a balance between residential and commercial uses in urban areas
16. Balancing the needs for employment and housing to reduce the need to travel.	✓	✓	✓	Sustainable locations for housing can be identified
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable	○	○	○	

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management of waste.				
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	✓	○	○	Short term - Direct development away from floodplain and sensitive areas
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Alternative Option 1: Identify land over and above the Borough's housing allocation requirement				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓✓	✓✓	✓✓	A greater provision of housing will result in more affordable homes and a wider range of dwellings
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	○	○	○	Positive – Greater opportunity for home ownership Negative – Potential loss of open spaces
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	Reduce social exclusion enabling more people to become home owners and may increase the provision of community facilities
4. To create and maintain safer and more secure communities.	✓	✓	✓	Need to ensure new development accords with Designing Out Crime principles
5. To minimise the harm from flooding	X	X	X	May result in pressure to identify land in flood risk areas
6. To make the best use of previously developed land and existing buildings,	X	X	X	Potential loss of open spaces

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encouraging sustainable construction				
7. To reduce land contamination and safeguard soil quality and quantity	O	O	O	Through the use of PDL contaminated land will be identified and remediated in the long term. Conflict between land contamination and soil quantity.
8. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
9. To conserve and enhance biodiversity within the plan area	X	X	X	Potential loss of open spaces. Pressure also on other designated sites.
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	O	O	O	Tenuous link – larger quantity of development may lead to a negative impact in this regard
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	X	X	X	A greater number of dwellings will lead to greater number of road users
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	X	X	X	Greater number of dwellings will lead to increased emissions
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	O	Tenuous link – increasing the number of residents will require a greater provision of jobs
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	X	X	X	An increased provision of housing will result in a need for further commercial development putting greater pressure on open

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				spaces
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	X	X	X	Creates a conflict between commercial and residential development – see 14 above
16. Balancing the needs for employment and housing to reduce the need to travel.	X	X	X	Increasing the number of residents will require a greater provision of jobs putting greater pressure on open spaces
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	At the local level, consumption will increase. On a wider scale concentrating use of resources may lead to increases in efficiency (i.e. economies of scale)
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	X	X	X	More houses will lead to an increase in waste generation
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	X	X	X	Greater pressure on water resources, and less opportunity to divert development away from flood plains
20. To increase energy efficiency	O	O	O	
21. To increase the production and use of renewable energy/fuels.	✓	✓	✓✓	Larger developments will create greater opportunities for renewable energy generation on site

Preferred Option Objective 2: Focus housing development on previously developed land				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	○	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	○	○	○	Protecting public open space but limiting opportunities for private open space
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	PDL more likely to be in sustainable locations near to such services
4. To create and maintain safer and more secure communities.	○	○	○	
5. To minimise the harm from flooding	✓	✓	✓	Vast majority of Borough's PDL is not in a flood risk area.
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓✓	✓✓	✓✓	
7. To reduce land contamination and safeguard soil quality and quantity	✓	✓	✓✓	Through the use of PDL contaminated land will be identified and remediated in the long term
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	Pollution will be restricted to urban areas but may be intensified
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	Be aware of brownfield sites with high biodiversity
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	○	○	○	Concentration of development on PDL will help preserve the natural environment but could impact negatively on the historic environment if not properly managed
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓	✓	PDL is more likely to be in sustainable locations increasing the possibility of use of sustainable transport
12. To address the causes of climate	○	○	○	Tenuous link - see 11

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change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].				above
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	✓	✓	✓	PDL more likely to located near employment land
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	Need to balance residential and commercial development
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	Need to balance residential and commercial development
16. Balancing the needs for employment and housing to reduce the need to travel.	○	○	○	Need to balance residential and commercial development
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	Potentially positive but dependent on location of PDL
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Alternative Option 2:

Allow for urban extensions in areas with good transport links and other community facilities

Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	✓	✓	Will help to deliver housing with the potential of additional affordable units
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	X	X	X	Would lead to loss of publicly perceived valuable open space.
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to	✓	✓	✓	Dependent of size of urban extension, may deliver additional

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education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.				community facilities and affordable dwellings
4. To create and maintain safer and more secure communities.	O	O	O	
5. To minimise the harm from flooding	O	O	O	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	XX	XX	XX	
7. To reduce land contamination and safeguard soil quality and quantity	XX	XX	XX	Less likely to remediate contaminated PDL if developers are encouraged to focus on greenfield sites
8. To ensure air quality continues to improve and noise/light pollution is reduced.	X	X	X	Lead to an increased area of noise and light pollution
9. To conserve and enhance biodiversity within the plan area	X	X	X	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	X	X	X	Loss of natural space
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓	✓	Some potential sites for urban extensions are well located for public transport but may require additional community facilities
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	O	O	O	Ensure extension is situated in a sustainable location
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	✓	✓	✓	Subject to urban extension being located near to or accessible to employment areas
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓	✓	✓	Urban extension could include employment uses
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	Need to develop mixed use schemes to ensure uses are not segregated
16. Balancing the needs for employment and housing to reduce	✓	✓	✓	See 13 above

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the need to travel.				
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	X	X	X	Depends on location of urban extension. Increasing quantity of hard surfaces.
20. To increase energy efficiency	O	O	O	
21. To increase the production and use of renewable energy/fuels.	✓	✓	✓✓	Larger developments will create greater opportunities for renewable energy generation on site

Preferred Option Objective 3:				
Increase the proportion of affordable housing in new developments with the objective that a significant percentage of all new housing provision within the Borough should be affordable				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓✓	✓✓	✓✓	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓✓	✓✓	✓✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓✓	✓✓	✓✓	
4. To create and maintain safer and more secure communities.	O	O	O	
5. To minimise the harm from flooding	O	O	O	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	X	X	X	Costs related to the development of PDL could lead to reduction of affordable housing provision
7. To reduce land contamination and safeguard soil quality and quantity	X	X	X	Costs related to the remediation of PDL could lead to reduction

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				of affordable housing provision
8. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
9. To conserve and enhance biodiversity within the plan area	O	O	O	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	O	O	O	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓✓	✓✓	✓✓	Increase the possibility for people to purchase a home near their place of work
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	O	O	O	Tenuous link – see 11 above
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	✓✓	✓✓	✓✓	Ensuring all sectors of the workforce have access to local housing
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	O	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	
16. Balancing the needs for employment and housing to reduce the need to travel.	✓	✓	✓	Increase the possibility for people to purchase a home near their place of work
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	O	O	O	
20. To increase energy efficiency	X	X	O	Costs related to the construction of energy efficient buildings could lead to reduction

				of affordable housing provision – costs likely to reduce in the long term due to new technologies
21. To increase the production and use of renewable energy/fuels.	X	X	O	Costs related to the construction of renewable energies could lead to reduction of affordable housing provision – costs likely to reduce in the long term due to new technologies

Alternative Option 3: Retain the threshold for affordable housing as identified in the current Local Plan (2000)				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	XX	XX	XX	Insufficient affordable housing being delivered under current policy
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	X	X	X	See 1 above
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	X	X	X	
4. To create and maintain safer and more secure communities.	O	O	O	
5. To minimise the harm from flooding	O	O	O	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	O	O	Current policy places fewer financial demands on developers resulting in greater funds available for other purposes, such as sustainable construction or remediation of PDL
7. To reduce land contamination and safeguard soil quality and quantity	O	O	O	See 6 above
8. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	

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9. To conserve and enhance biodiversity within the plan area	○	○	○	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	○	○	○	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓	✓	Provides the opportunity for people to live near their place of employment although significantly limited
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	○	○	○	Tenuous link – see 11 above
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	✓	✓	✓	Ensuring all sectors of the workforce have access to local housing although significantly limited
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	
16. Balancing the needs for employment and housing to reduce the need to travel.	✓	✓	✓	Ensuring all sectors of the workforce have access to local housing although significantly limited
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	
20. To increase energy efficiency	✓	✓	✓✓	Current policy places fewer financial demands on developers resulting in greater funds available for other purposes

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21. To increase the production and use of renewable energy/fuels.	✓	✓	✓✓	Current policy places fewer financial demands on developers resulting in greater funds available for other purposes
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Preferred Option Objective 4: Encourage higher densities in town centres and sustainable locations				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	✓	✓	Higher densities are more likely to bring development above the affordable housing threshold
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	See 1 above
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	See 1 above
4. To create and maintain safer and more secure communities.	○	○	○	Larger number of residents on any one site may lead to greater security or greater conflict
5. To minimise the harm from flooding	○	○	○	Providing flood risk areas are avoided
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	
7. To reduce land contamination and safeguard soil quality and quantity	✓	✓	✓	Higher densities are likely to lead to a more profitable scheme for a developer, making funds available for remediation works
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	In most cases sustainable locations are in urban areas (protecting rural biodiversity)
10. To protect, enhance and, where appropriate, make accessible the	✓	✓	✓	Sustainable locations are likely to have good

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natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.				transport links improving accessibility to such environments and assets
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓✓	✓✓	✓✓	
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	✓	✓	✓	Sustainable locations are likely to have good transport links
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	✓	✓	✓	See 10 above
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	
16. Balancing the needs for employment and housing to reduce the need to travel.	✓	✓	✓	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	✓	✓	✓	Greater opportunity to protect flood plains from development (most areas liable to flood are not located in the town centre or sustainable locations)
20. To increase energy efficiency	✓	✓	✓✓	Greater scope for energy efficient installations
21. To increase the production and use of renewable energy/fuels.	✓	✓	✓✓	See 20 above

Alternative Option 4: Encourage higher densities in all new development				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	✓	✓	Higher densities are more likely to bring development above the affordable housing threshold
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	See 1 above
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	See 1 above
4. To create and maintain safer and more secure communities.	○	○	○	Larger number of residents on any one site may lead to greater security or greater conflict
5. To minimise the harm from flooding	○	○	○	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	○	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	✓	✓	✓	Higher densities likely to lead to more profitable scheme for a developer making funds available for remediation works
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	○	○	○	Uncertain due to no assumptions being made about location. Building at higher densities will result in less land being used
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	○	○	○	Some sites may not be as sustainably located as others
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing	○	○	○	See 10 above

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the need for travel by car/lorry.				
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	O	O	O	See 10 above
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	O	See 10 above
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	O	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	
16. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	See 10 above
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	Higher densities may lead to a more efficient use of resources
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	O	O	O	See 9 above
20. To increase energy efficiency	✓	✓	✓✓	Greater scope for energy efficient installations
21. To increase the production and use of renewable energy/fuels.	✓	✓	✓✓	See 20 above

Preferred Option Objective 5:				
Aim to achieve a balance between the range of housing available in relation to the size and types of new dwellings according to local needs				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	✓	✓	Providing a mix of housing can help provide suitable homes, but not necessarily affordable
2. To facilitate the improved health and wellbeing of the whole population,	✓	✓	✓	See 1 above

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including enabling people to stay independent.				
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	Mix of housing can help alleviate social exclusion. Access to facilities will be dependent on location
4. To create and maintain safer and more secure communities.	○	○	○	
5. To minimise the harm from flooding	○	○	○	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	○	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	○	○	○	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	○	○	○	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓	✓	Mix of housing throughout the Borough may lead to a reduction of the need to travel due to greater choice of locations to live
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	○	○	○	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	○	○	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in	○	○	○	

priority regeneration areas].				
16. Balancing the needs for employment and housing to reduce the need to travel.	✓	✓	✓	See 11 above
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Alternative Option 5:				
Allow developers to decide the size and types of new dwellings				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	X	X	X	Developers will construct housing to maximise profit not to meet local housing needs
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	X	X	X	See 1 above
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	X	X	X	See 1 above
4. To create and maintain safer and more secure communities.	○	○	○	
5. To minimise the harm from flooding	○	○	○	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	○	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	

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9. To conserve and enhance biodiversity within the plan area	O	O	O	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	O	O	O	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	X	X	X	Lack of housing mix may lead to segregated housing development increasing the need to travel
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	O	O	O	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	O	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	O	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	
16. Balancing the needs for employment and housing to reduce the need to travel.	X	X	X	See 11 above
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	O	O	O	
20. To increase energy efficiency	O	O	O	
21. To increase the production and use of renewable energy/fuels.	O	O	O	

B EMPLOYMENT				
Preferred Option Objective 6:				
Maintain mix of employment uses and different sized employment premises to provide for existing and future businesses, where appropriate				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	○	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓✓	✓✓	✓✓	
4. To create and maintain safer and more secure communities.	○	○	○	Tenuous link – often a positive correlation between high levels of employment and low levels of crime
5. To minimise the harm from flooding	○	○	○	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	○	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	○	○	○	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	○	○	○	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓	✓	A mix provide a wider range of employment opportunities for local residents
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road	✓	✓	✓	See 11 above

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transport].				
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	✓✓	✓✓	✓✓	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓✓	✓✓	✓✓	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	✓	✓	✓	Providing for future needs (location dealt with in objective 7)
16. Balancing the needs for employment and housing to reduce the need to travel.	✓✓	✓✓	✓✓	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Alternative Option 6:

Adopt a flexible approach allowing the market to dictate what is required in terms of employment space, permitting changes of use and redevelopments to alternative commercial uses

Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	○	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	X	X	X	Market-led development may not meet local needs
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	X	X	X	See 3 above

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4. To create and maintain safer and more secure communities.	O	O	O	
5. To minimise the harm from flooding	O	O	O	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	O	O	
7. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
9. To conserve and enhance biodiversity within the plan area	O	O	O	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	O	O	O	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	X	X	X	Market will create an imbalance of uses resulting in greater need for travel
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	X	X	X	See 11 above
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	X	X	X	Market-led development may not meet local needs
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	X	X	X	See 13 above
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	✓	✓	✓	Existing commercial land may be more intensively and effectively used
16. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	Market may or may not provide more jobs to balance job/employee ratio
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
19. To maintain and improve the water quality of the region's rivers and	O	O	O	

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groundwater, and to encourage the sustainable use of water.				
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Preferred Option Objective 7: Protect and preserve well located employment sites (in sustainable locations)				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	○	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	Accessible employment locations will benefit local population
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	See 2 above
4. To create and maintain safer and more secure communities.	○	○	○	Tenuous link – often a positive correlation between high levels of employment and low levels of crime
5. To minimise the harm from flooding	○	○	○	Providing existing employment sites are not in flood risk areas
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	○	○	○	Tenuous link – helps to safeguard open spaces from commercial development
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and	○	○	○	See 9 above

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visitors.				
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓✓	✓✓	✓✓	
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	✓	✓	✓	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	✓✓	✓✓	✓✓	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓	✓	✓	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	
16. Balancing the needs for employment and housing to reduce the need to travel.	✓	✓	✓	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	
Alternative Option 7:				
Adopt a flexible approach of permitting employment uses to come forward for other redevelopment to other uses, such as residential				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	○	○	In the short term, employment areas may be used for housing due to strong housing market. Market unknown on

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				longer term.
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	O	O	O	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	X	X	X	Market will create an imbalance between jobs and housing reducing access
4. To create and maintain safer and more secure communities.	O	O	O	
5. To minimise the harm from flooding	O	O	O	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	Reuse of PDL
7. To reduce land contamination and safeguard soil quality and quantity	O	O	O	May result in remediation of contaminated land if redeveloped
8. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	Reuse of PDL although consideration of brownfield sites with valuable biodiversity
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	✓	✓	✓	Reuse of PDL
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	XX	X	X	Market will create an imbalance of uses resulting in greater need for travel. Market unknown in longer term
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	XX	X	X	See 11 above
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	X	O	O	Market likely to lead to losses of employment space in short term but unknown in the longer term
14. Provide for appropriate commercial development opportunities to meet the needs of the	X	O	O	See 13 above

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economy.				
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	X	X	X	Market will dictate the location and quantity of commercial development, not need
16. Balancing the needs for employment and housing to reduce the need to travel.	X	X	X	See 15 above
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	O	O	O	
20. To increase energy efficiency	O	O	O	
21. To increase the production and use of renewable energy/fuels.	O	O	O	

Preferred Option Objective 8:				
Aim to support new working methods that limit the need to travel, including working from home where appropriate				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	O	O	O	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	Providing choice and flexibility for local residents
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	See 2 above
4. To create and maintain safer and more secure communities.	✓	✓	✓	Occupancy of some homes during working hours would contribute towards the security of the area
5. To minimise the harm from flooding	O	O	O	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	Maximising use of current buildings

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7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	○	○	○	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	○	○	○	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓✓	✓✓	✓✓	
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	✓	✓	✓	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	✓	✓	✓	Provides an additional method of working
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓	✓	✓	Provides further premises for working.
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	✓	✓	✓	Most housing is within the urban area
16. Balancing the needs for employment and housing to reduce the need to travel.	✓✓	✓✓	✓✓	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	
20. To increase energy efficiency	X	X	X	Need to light, heat and equip individual homes
21. To increase the production and use of renewable energy/fuels.	○	○	○	

C NATURAL ENVIRONMENT				
Preferred Option Objective 9: Continue to exercise strict control over development and maintain Green Belt boundaries				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	✓	X	Restricting development opportunities to urban areas in the long term. Short term housing provision can be met within the urban area
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	○	○	○	Positive – preserving open space Negative – See 1 above
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	○	○	○	See 2 above
4. To create and maintain safer and more secure communities.	○	○	○	
5. To minimise the harm from flooding	○	○	○	The Borough's Green Belt is not located in a flood risk area
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓✓	✓✓	✓✓	
7. To reduce land contamination and safeguard soil quality and quantity	✓	✓	✓	Encourages reuse of PDL including the remediation of contaminated land
8. To ensure air quality continues to improve and noise/light pollution is reduced.	✓	✓	✓	Preserving unpolluted green space
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	✓	✓	✓	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓	✓	Concentrates development in urban areas where travel choice is greatest

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12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	✓	✓	✓	See 11 above
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	○	○	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓	○	○	Future needs of the economy currently unknown
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	Any new commercial development will be in the urban area but may not be guaranteed to be commercial
16. Balancing the needs for employment and housing to reduce the need to travel.	✓	✓	✓	Encourages a mix of employment and housing within the urban area
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	✓	✓	✓	Protecting natural drainage
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Alternative Option 9:				
Allow for selected Green Belt releases in sustainable locations to meet the need for new housing				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	✓	✓✓	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	○	○	○	Positive – providing additional housing Negative – loss of open space
3. To reduce poverty and social	○	○	○	See 2 above

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exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.				
4. To create and maintain safer and more secure communities.	O	O	O	
5. To minimise the harm from flooding	O	O	O	The Borough's green belt is not located within a flood risk area
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	XX	XX	XX	
7. To reduce land contamination and safeguard soil quality and quantity	X	X	X	Discourages remediation of PDL sites
8. To ensure air quality continues to improve and noise/light pollution is reduced.	X	X	X	Extending the area of pollution
9. To conserve and enhance biodiversity within the plan area	X	X	X	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	X	X	X	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓	✓	Green Belt releases in sustainable locations, although localised pollution levels will not be reduced.
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	O	O	O	Positive – See 11 above Negative - See 8 above
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	O	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	O	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	
16. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	Depends on amount of employment in rest of Borough

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17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	X	X	X	Reducing the area of natural drainage
20. To increase energy efficiency	O	O	O	
21. To increase the production and use of renewable energy/fuels.	O	O	O	

Preferred Option Objective 10: Provide and protect appropriate levels of different types of open space for residents, workers and visitors to the Borough				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	O	O	O	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	
4. To create and maintain safer and more secure communities.	O	O	O	
5. To minimise the harm from flooding	✓	✓	✓	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	
7. To reduce land contamination and safeguard soil quality and quantity	✓	✓	✓	Not reducing land contamination but helping to safeguard soil quality
8. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
9. To conserve and enhance biodiversity within the plan area	✓✓	✓✓	✓✓	
10. To protect, enhance and, where appropriate, make accessible the	✓✓	✓✓	✓✓	

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natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.				
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	○	○	○	
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	○	○	○	Tenuous link – open areas act as a sink for CO ₂ emissions
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	○	○	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	
16. Balancing the needs for employment and housing to reduce the need to travel.	○	○	○	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	✓	✓	✓	Preservation of allotments
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	✓	✓	✓	Preserving natural drainage
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Preferred Option Objective 11: Protect and enhance areas that are nationally, regionally or locally designated as sites of nature conservation interest				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home	○	○	○	

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suitable to their needs and which they can afford.				
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	
4. To create and maintain safer and more secure communities.	○	○	○	
5. To minimise the harm from flooding	✓	✓	✓	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	○	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	✓✓	✓✓	✓✓	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	✓✓	✓✓	✓✓	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	○	○	○	
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	○	○	○	Tenuous link – open areas act as a sink for CO ₂ emissions
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	○	○	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	

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16. Balancing the needs for employment and housing to reduce the need to travel.	○	○	○	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	✓	✓	✓	Preserving natural drainage
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Preferred Option Objective 12:				
Adopt a risk based approach to development in flood risk areas				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	○	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	Reduces the risk of flooding
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	○	○	○	
4. To create and maintain safer and more secure communities.	✓	✓	✓	Reduces the risk of flooding
5. To minimise the harm from flooding	✓✓	✓✓	✓✓	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	Encourage development to Sustainable Drainage Systems for example
7. To reduce land contamination and safeguard soil quality and quantity	✓	✓	✓	Reduces the risk of flooding
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	Protecting natural habitats
10. To protect, enhance and, where	✓	✓	✓	

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appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.				
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	○	○	○	
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	✓✓	✓✓	✓✓	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	○	○	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	
16. Balancing the needs for employment and housing to reduce the need to travel.	○	○	○	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	✓✓	✓✓	✓✓	
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Preferred Option Objective 13: Seek to protect important habitats and species, and where possible aim to provide opportunities to enhance biodiversity				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to	○	○	○	Potentially in the long

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enable people to live in a home suitable to their needs and which they can afford.				term could restrict site coming forward for housing
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	○	○	○	Access to certain areas may be restricted to protect species
4. To create and maintain safer and more secure communities.	○	○	○	
5. To minimise the harm from flooding	✓	✓	✓	Protecting habitats avoids development of flood plains
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	○	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	✓	✓	✓	Habitat protection will be likely to result in soil protection
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	✓✓	✓✓	✓✓	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	✓	✓	✓	Access to certain areas may be restricted to protect species
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	○	○	○	
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	○	○	○	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	○	○	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	

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15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
16. Balancing the needs for employment and housing to reduce the need to travel.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	See 5 above
20. To increase energy efficiency	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
21. To increase the production and use of renewable energy/fuels.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

D URBAN DESIGN & THE BUILT ENVIRONMENT				
Preferred Option Objective 14:				
Seek to protect and enhance Conservation Areas and the setting of Listed buildings				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	X	Long term - Option may restrict development. Additionally development may have a negative impact on the setting of CAs and Listed buildings depending on design and density
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	○	○	○	Tenuous link – preserving historical environment provides cultural opportunities but may alienate certain sectors of society
4. To create and maintain safer and more secure communities.	○	○	○	
5. To minimise the harm from flooding	○	○	○	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	X	X	X	May not make the most efficient use of PDL. Difficult to incorporate energy efficient installations into Listed buildings
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	If CAs contain areas of high biodiversity
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	✓✓	✓✓	✓✓	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing	○	○	○	

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the need for travel by car/lorry.				
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	O	O	O	Tenuous link - difficult to incorporate energy efficient installations into Listed buildings
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	O	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	O	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	Although CAs may restrict development opportunities the Borough's CAs are predominantly located in residential areas
16. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	See 15 above
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	O	O	O	
20. To increase energy efficiency	X	X	X	Difficult to incorporate energy efficient installations into Listed buildings
21. To increase the production and use of renewable energy/fuels.	X	X	X	Difficult to incorporate renewable energy installations into CAs

Preferred Option Objective 15:				
Provide appropriate protection for sites of archaeological importance, scheduled ancient monuments and future discoveries of archaeological interest				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home	X	X	X	Option may restrict development

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suitable to their needs and which they can afford.				
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	O	O	O	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	O	O	O	Tenuous link – preserving historical environment provides cultural opportunities but may restrict provision of additional facilities
4. To create and maintain safer and more secure communities.	O	O	O	
5. To minimise the harm from flooding	O	O	O	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	X	X	X	May not make the most efficient use of PDL
7. To reduce land contamination and safeguard soil quality and quantity	✓	✓	✓	Investigation of archaeological sites may lead to the identification and remediation of contaminated land
8. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	If archaeological sites contain areas of high biodiversity
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	✓✓	✓✓	✓✓	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	O	O	
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	O	O	O	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	O	
14. Provide for appropriate commercial development opportunities to meet the needs of the	O	O	O	Archaeological sites may restrict development

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economy.				opportunities but unlikely
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	See 14 above
16. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	See 14 above
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	O	O	O	
20. To increase energy efficiency	O	O	O	
21. To increase the production and use of renewable energy/fuels.	X	X	X	May be difficult to incorporate renewable energy installations into archaeological sites

Preferred Option Objective 16: Ensure all aspects of a new development complement and positively contribute to the character of the area				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	X	X	X	May restrict amount of development due to lower densities
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	O	O	O	
4. To create and maintain safer and more secure communities.	✓	✓	✓	
5. To minimise the harm from flooding	O	O	O	

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6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	X	X	X	See 1 above
7. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
9. To conserve and enhance biodiversity within the plan area	✓	✓	✓	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	✓	✓	✓	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	O	O	
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	O	O	O	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	O	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	O	May restrict commercial opportunities in a limited number of circumstances
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	See 14 above
16. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	O	O	O	

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20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	Dependent on the type, situation and design of renewable energy source

Preferred Option Objective 17: Aim to use good design to incorporate a variety of sustainable elements and principles into new developments				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	✓	Positive - Opportunities to promote good design within all new development including reducing running costs Negative – Potentially increase financial obligation on developers resulting in the provision of less affordable housing, at least in the shorter term.
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	Sustainable elements may reduce energy costs. No differentiation between house tenures.
4. To create and maintain safer and more secure communities.	✓	✓	✓	Designing Out Crime principles
5. To minimise the harm from flooding	✓	✓	✓	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓✓	✓✓	✓✓	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	May lead to opportunities to remediate contaminated land
8. To ensure air quality continues to improve and noise/light pollution is reduced.	✓✓	✓✓	✓✓	
9. To conserve and enhance biodiversity within the plan area	○	○	○	Potential to protect and enhance biodiversity

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				as part of some development proposals
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	○	○	○	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓	✓	Developments to be designed around sustainable transport options
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	✓✓	✓✓	✓✓	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	○	○	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	
16. Balancing the needs for employment and housing to reduce the need to travel.	○	○	○	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	✓✓	✓✓	✓✓	Promote recycling of building materials and locally sourced products
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	✓	✓	✓	See 17 above. New schemes to incorporate bin storage suitable for recycling
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	✓	✓	✓	Opportunities for the incorporation of SUDS and water efficiency measures
20. To increase energy efficiency	✓	✓✓	✓✓	
21. To increase the production and use of renewable energy/fuels.	✓	✓	✓✓	

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Alternative Option 17: Encourage developers to introduce sustainable elements into new developments				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	✓	✓	By not requiring additional financial obligation on developers more affordable housing can be delivered
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	○	○	○	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	X	X	X	Developers less likely to introduce sustainable measures which would maintain higher running costs for occupants
4. To create and maintain safer and more secure communities.	○	○	○	
5. To minimise the harm from flooding	○	○	○	Environment Agency would be unlikely to allow developers to build in flood risk areas
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	○	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	X	X	X	Developers less likely to introduce sustainable measures which would reduce pollution
9. To conserve and enhance biodiversity within the plan area	○	○	○	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	○	○	○	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	X	X	X	Developers less likely to introduce sustainable transport options
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts	X	X	X	

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[could include aviation and road transport].				
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	O	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	O	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	
16. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	X	X	X	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	X	X	X	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	X	X	X	
20. To increase energy efficiency	X	X	X	
21. To increase the production and use of renewable energy/fuels.	O	O	X	

Preferred Option Objective 18:				
Aim to use good design to help create safer environments				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	O	O	O	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓✓	✓✓	✓✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of	✓	✓	✓	

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the community.				
4. To create and maintain safer and more secure communities.	✓✓	✓✓	✓✓	
5. To minimise the harm from flooding	✓	✓	✓	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	○	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	○	○	○	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	✓	✓	✓	Safer environments more likely to lead to greater accessibility
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓	✓	Safer environments more likely to lead to greater use of sustainable transport methods
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	○	○	○	Tenuous link – See 11 above
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	○	○	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	
16. Balancing the needs for employment and housing to reduce the need to travel.	○	○	○	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the	○	○	○	

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water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.				
20. To increase energy efficiency	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
21. To increase the production and use of renewable energy/fuels.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

E TRANSPORT & INFRASTRUCTURE				
Preferred Option Objective 19: Encourage non-motorised forms of travel				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	○	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	'Encouraging' non-motorised transport may disadvantage certain sectors of the community but on the whole is a positive option
4. To create and maintain safer and more secure communities.	○	○	○	
5. To minimise the harm from flooding	○	○	○	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	○	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	✓	✓	✓	
9. To conserve and enhance biodiversity within the plan area	○	○	○	Tenuous link to 8 above
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	✓	✓	✓	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓✓	✓✓	✓✓	
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	✓✓	✓✓	✓✓	
13. Maintain low rates of	✓	✓	✓	

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unemployment and high levels of economic activity, by improving skills, training and education, and access to them.				
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	
16. Balancing the needs for employment and housing to reduce the need to travel.	○	○	○	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	✓	✓	✓	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Preferred Option Objective 20: Implement highway safety measures				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	○	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	○	○	○	
4. To create and maintain safer and more secure communities.	✓✓	✓✓	✓✓	
5. To minimise the harm from flooding	○	○	○	

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6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
7. To reduce land contamination and safeguard soil quality and quantity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
9. To conserve and enhance biodiversity within the plan area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Tenuous link – could encourage more cyclists
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
16. Balancing the needs for employment and housing to reduce the need to travel.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
20. To increase energy efficiency	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
21. To increase the production and	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

use of renewable energy/fuels.				
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Preferred Option Objective 21: Ensure infrastructure is provided in advance of, or at least in parallel with, the associated development				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	✓	✓	Provides homes with suitable infrastructure in a timely fashion
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	
4. To create and maintain safer and more secure communities.	○	○	○	
5. To minimise the harm from flooding	○	○	○	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	○	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	○	○	○	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	○	○	○	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓	✓	Provision of infrastructure from day one will immediately provide residents with a choice of transport options
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts	○	○	○	

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[could include aviation and road transport].				
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	○	○	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	
16. Balancing the needs for employment and housing to reduce the need to travel.	○	○	○	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	✓	✓	✓	If facilities are provided from day one residents will be more inclined to use them
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	✓	✓	✓	Provision of sewerage infrastructure
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

F TOWN CENTRE & OTHER LOCAL CENTRES				
Preferred Option Objective 22:				
Maintain and encourage a suitable mix of uses in Epsom Town Centre				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	✓	✓	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓✓	✓✓	✓✓	
4. To create and maintain safer and more secure communities.	✓	✓	✓	Creating vibrant community throughout the day and night improves informal policing. However, nighttime economy may create problems.
5. To minimise the harm from flooding	○	○	○	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	Potential for increased noise/light pollution at night
9. To conserve and enhance biodiversity within the plan area	○	○	○	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	✓	✓	✓	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓	✓	Mixed use should limit the number of trips required. Also town centre provides a wide range of transport options.
12. To address the causes of climate	✓	✓	✓	See 11 above

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change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].				
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	✓	✓	✓	
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	✓	✓	✓	
16. Balancing the needs for employment and housing to reduce the need to travel.	✓✓	✓✓	✓✓	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	
20. To increase energy efficiency	○	○	○	May increase potential for CHP
21. To increase the production and use of renewable energy/fuels.	○	○	○	See 20 above

Alternative Option 22:				
Allow the market to direct uses within the town centre				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	✓	○	○	Short term strength of the residential market may provide further housing but unknown in the longer term.
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	○	○	○	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to	X	X	X	Market likely to lead to imbalance of uses

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education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.				
4. To create and maintain safer and more secure communities.	O	O	O	
5. To minimise the harm from flooding	O	O	O	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	
7. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	Potential for noise/light pollution increases
9. To conserve and enhance biodiversity within the plan area	O	O	O	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	O	O	O	Potentially but dependent on market forces
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	X	X	X	May lead to an imbalance of uses requiring additional travel
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	X	X	X	See 11 above
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	X	O	O	Short term strength of the residential market may lead to losses of commercial land but unknown in the longer term.
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	✓	✓	✓	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	
16. Balancing the needs for employment and housing to reduce the need to travel.	X	X	X	Market likely to lead to imbalance of uses
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
18. To reduce waste generation and	O	O	O	

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disposal, and achieve the sustainable management of waste.				
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	
20. To increase energy efficiency	○	○	○	May increase potential for CHP
21. To increase the production and use of renewable energy/fuels.	○	○	○	See 20 above

Preferred Option Objective 23: Safeguard and promote retail facilities in local centres				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	○	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓✓	✓✓	✓✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓✓	✓✓	✓✓	
4. To create and maintain safer and more secure communities.	○	○	○	
5. To minimise the harm from flooding	○	○	○	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	○	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	○	○	○	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	○	○	○	
11. To reduce road congestion and pollution levels by encouraging and	✓✓	✓✓	✓✓	

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improving travel choice and reducing the need for travel by car/lorry.				
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	✓	✓	✓	See 11 above
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	○	○	Tenuous link – provides limited local employment
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	
16. Balancing the needs for employment and housing to reduce the need to travel.	○	○	○	See 13 above
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	Local opportunity for selling locally produced products
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

G COMMUNITY, RECREATIONAL & CULTURAL FACILITIES				
Preferred Option Objective 24: Protect, improve and provide community facilities, especially ones that specifically cater for young and old people				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	○	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓✓	✓✓	✓✓	Community Strategy identifies the young and old groups as being most in need of facilities
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓✓	✓✓	✓✓	See 2 above
4. To create and maintain safer and more secure communities.	✓	✓	✓	Facilities can provide a source of positive activities
5. To minimise the harm from flooding	○	○	○	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	○	○	○	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	○	○	○	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	○	○	○	Tenuous link – Cultural assets can be used as community facilities
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	○	○	○	Positive impact if sufficient geographical spread and variety of facilities
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road	○	○	○	

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transport].				
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	✓	✓	✓	Improved education and training facilities are of benefit to the community
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	
16. Balancing the needs for employment and housing to reduce the need to travel.	○	○	○	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Alternative Option 24:

Seek to protect, enhance and provide community facilities, but have no particular focus on any age or people group

Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	○	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓	✓	✓	Positive contribution but may not address existing need
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓	✓	✓	See 2 above
4. To create and maintain safer and	○	○	○	

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more secure communities.				
5. To minimise the harm from flooding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
7. To reduce land contamination and safeguard soil quality and quantity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
9. To conserve and enhance biodiversity within the plan area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Tenuous link – Cultural assets can be used as community facilities
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Positive impact if sufficient geographical spread and variety of facilities
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	May be positive if providing training / education facilities
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
16. Balancing the needs for employment and housing to reduce the need to travel.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	

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20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Preferred Option Objective 25:				
Maximise use and accessibility of all community, recreational and cultural facilities, both indoor and outdoor, so all facilities are made as widely available and accessible as possible to all residents and other Borough users				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	○	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	✓✓	✓✓	✓✓	
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.	✓✓	✓✓	✓✓	
4. To create and maintain safer and more secure communities.	✓	✓	✓	Facilities being fully utilised are less likely to be subject to anti-social behaviour
5. To minimise the harm from flooding	○	○	○	Note: Some recreational areas are in flood risk areas
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	
7. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	
9. To conserve and enhance biodiversity within the plan area	○	○	○	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	✓	✓	✓	
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing	○	○	○	Facilities may be provided in closer proximity to users,

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the need for travel by car/lorry.				reducing the need to travel
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	○	○	○	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	✓	✓	✓	Fully utilising facilities may increase the range of education and training available
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	○	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	○	
16. Balancing the needs for employment and housing to reduce the need to travel.	○	○	○	
17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	
20. To increase energy efficiency	○	○	○	
21. To increase the production and use of renewable energy/fuels.	○	○	○	

Alternative Option 25: Permit organisations to utilise their own facilities, and not make them available to the wider public				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.	○	○	○	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	X	X	X	Access to facilities may be restricted
3. To reduce poverty and social	X	X	X	See 2 above

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exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.				
4. To create and maintain safer and more secure communities.	X	X	X	Greater likelihood of facilities being unused and therefore increased risk of being subject to anti-social behaviour.
5. To minimise the harm from flooding	O	O	O	
6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	X	X	X	
7. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
8. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
9. To conserve and enhance biodiversity within the plan area	O	O	O	
10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.	X	X	X	See 2 above
11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	X	X	X	Residents may have to travel further to use similar facilities
12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport].	O	O	O	
13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	X	X	X	Facilities may be limited in the range of education and training they can make available
14. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	O	
15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	
16. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	

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17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
18. To reduce waste generation and disposal, and achieve the sustainable management of waste.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
20. To increase energy efficiency	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
21. To increase the production and use of renewable energy/fuels.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	