

EPSOM AND EWELL BOROUGH COUNCIL
ISSUES AND OPTIONS
SUSTAINABILITY APPRAISAL

INITIAL SUSTAINABILITY
APPRAISAL REPORT

APRIL, 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 taken 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 notes 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 DETR publication entitled *Proposals for a Good Practice Guide on Sustainability Appraisal of Regional Planning Guidance* concludes that: 'A sustainability appraisal is a means of ensuring that thinking about sustainable development is ingrained in the strategy making process and thereby influences subsequent decisions'. Similar advice, with specific reference to Local Development Frameworks, is contained in *Creating Local Development Frameworks – A Companion Guide to PPS12* published by the ODPM.

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 SEA 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 change and amend policies to ensure that they are as sustainable as possible.

This report concerns the Issues and Options for the Core Strategy which were presented in a paper that was approved by the Council for public consultation on

3 February 2005. The Sustainability Appraisal of issues and options contained in this report will be made available to the public as part of the consultation exercise that is scheduled to commence in May 2005. Although the Issues and Options paper is not a Development Plan Document as defined by the Regulations, sustainability appraisal was nonetheless considered appropriate as this could help to inform the choice of Preferred Options upon which the Core Strategy would be based.

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 – (Draft) Scoping Report February 2004. This report sets out the framework for sustainability appraisal within the Local Development Framework. It provides baseline data and details of plans and policies that might affect the Local Development Framework. The report also identifies sustainability issues affecting the Borough, and sets out an initial set of sustainability objectives and indicators. This document was made available for comment from statutory consultees and other interested parties in February 2005.

The form of report produced is the result of on-going collaborative work with the 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 Characterisation of the Area Report that was produced to update the 2003 Borough Profile.

With regard to sustainability objectives and indicators, the Draft Scoping Report looks to Government advice on the definition of sustainable development, as contained in its *Strategy for Sustainable Development, A Better Quality of Life* (May 1999), which provides 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. The resulting framework provides a comprehensive set of criteria for and a common understanding of sustainability in the Local Development Framework context.

Sustainability Appraisal and Strategic Environmental Assessment of the Local Development Framework – Scoping Report April 2005. This document provides an updated version of the draft scoping report which has been amended in response to comments received through the consultation process referred in

February. This document is available in full on the Council's website: www.epsom-ewell.gov.uk.

Issues and options – February 2005. This document was produced following consultations with interested parties starting with an Open Evening for members of the public in October 2004 which included a questionnaire exercise. In addition there were presentations to Senior Officers and Members of the Council in December 2004 to help identify issues and options for the area.

These were then assessed having regard to the national, regional and local planning context, the Epsom and Ewell Community Strategy, as well as other documents by significant organisations such as English Nature and the Environment Agency. This enabled the production of the following list of key issues for the Local Development Framework to address:

- How can the Council make development more sustainable?
- Should the Green Belt boundary be altered to meet development needs?
- Where should new housing development be located?
- How much should be affordable?
- Is there sufficient infrastructure to support it?
- What can the Council do to improve accessibility within the Borough?
- Are there ways in which the need to travel can be reduced?
- How much employment should be provided within the Borough?
- What type of employment uses should the Council promote?
- Where should this employment be located?
- Should some areas be identified for retention due to their importance for employment purposes?
- Should the Council promote lifelong learning and training, accessible to all?
- Is there sufficient variety and geographical spread of good quality community/recreational/cultural facilities provided within the Borough?
- What kind of town centre should the Council be seeking?

- What should be the roles of the local centres?
- What design principles should be used to enhance the viability, vitality and attractiveness of communities and centres, and provide a consistent approach to development and conservation throughout the Borough?
- What measures can be introduced to decrease levels of anti-social behaviour?

The various issues were then organised under the following topics:

- Sustainability
- Green Belt
- Housing
- Travel
- Employment
- Community/recreational/ cultural facilities
- Epsom Town Centre, and local centres
- Quality of Life

A range of options were then identified to correspond to the topics given above. These are set out in table 1 below.

TABLE 1: LIST OF OPTIONS

Sustainability	
1.	Policies should be introduced to encourage energy efficient developments / use of renewable energy, even if they cost more
2.	Policies should be included that encourage biodiversity (the range of wildlife supported by our environment)
3.	Policies to protect environmental resources
4.	Policies to ensure the delivery of adequate service infrastructure, such as water supply, sewerage, electricity, gas, ICT networks etc
5.	Development should be concentrated in areas with good access to public transport and on previously developed land
Green Belt	
1.	Make no amendment to the Green Belt boundary and to continue to apply rigorously the controls over development within the Green Belt.
2.	Provide for some development in the Green Belt in recognition that some uses cannot operate within the urban area but require a location in the countryside, especially racehorse training facilities.
Housing	
1	Promote higher densities in more sustainable locations (in areas with good local services, such as public transport provision and local shops).
2	Where should new housing be located (open spaces, conversion of vacant office premises, other vacant / under-utilised sites or properties, redevelopment of existing housing, infill sites - such as partial development of large gardens, town centre mixed-use schemes)?
3	In the order of 40% of the total number of housing units should be affordable on sites of 15 or more units or involving 0.5 hectare or more of land (in line with current Council policy)
4	40% of all new housing in the Borough should be affordable (in line with the adopted Surrey Structure Plan, and emerging regional and sub-regional strategies) and lower the current threshold to which this contribution will apply (on sites of 15 dwellings or 0.5 hectare).
5	Seek contributions from sheltered accommodation and commercial development in the form of commuted sums towards affordable housing.
Travel	
1	Give greater priority to improving public transport, walking and cycling facilities.
2	Encourage businesses, schools and other organisations to adopt Green Travel Plans and mechanisms to ensure the policing of such measures (action plans to reduce reliance on the car and promote alternative forms of transport).
3	Adopt car parking standards for residential and commercial property that: <ul style="list-style-type: none"> (a) Are in line with Government's maximum limits as set out in PPG3 and PPG13 (b) Provide less spaces than the Government's maximum limits.
Employment	
1	Offices and other employment uses should be concentrated in the town centre and industrial estates.

2	New offices and employment use development should only be permitted in existing commercial areas, sympathetic to adjacent uses.
3	Such development could also be located in areas with good access to public transport.
4	Encourage working from home.
5	Encourage the growth of the horseracing industry.
6	There is a need for additional hotel accommodation in the Borough.
Community/recreational/ cultural facilities	
1	Is there sufficient number of community/recreational/cultural facilities provided within the Borough?
2	What type of facilities should the Council promote?
3	Where should these facilities be located?
4	How can these facilities be made fully available and accessible to all Epsom and Ewell residents, and visitors to the Borough?
5	Encourage the dual use of private facilities to make them available to the wider public.
Epsom Town Centre, and Local Centres	
1	Promote a mix of uses in the town centre (retail, offices, residential, leisure, other community facilities).
2	Improve the safety and attractiveness of the environment (landscaping, street furniture, public art, pedestrian paths and crossings etc).
3	Limit the number of bars/pubs in the town centre.
4	Safeguard and promote shops in local centres.
5	Permit change of use from shops to restaurants/takeaways in preference to shop units remaining vacant, especially in local centres.
Quality of Life	
1	Applications for significant developments should include a detailed design statement explaining and justifying the design.
2	Where deemed appropriate, compulsory purchase powers may be used to assemble a site for regeneration purposes, enhancing the site's use and appearance.

The process of sustainability appraisal that has been developed by the East Surrey group of Local Planning Authorities requires each of these options to be assessed having regard to the sustainability objectives and indicators contained within the Scoping Report.

3.0 APPRAISAL OF THE OPTIONS AGAINST THE SUSTAINABILITY OBJECTIVES

The appraisal is concerned to establish whether the issues under consideration are likely to make the greater contribution to sustainable development envisaged under the new Local Development Framework regime. To do this each of the 25 options was assessed against the sustainability objectives set out in the sustainability framework in table 1 of the Scoping and its possible effects on the objective were considered on the short, medium and long term. Their impact was scored as follows:

TABLE 2: SCORING SYMBOLS

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

The appraisal process itself is deliberately simple, thus:

Option → Sustainability Objectives → Assessment → Commentary

The assessment is aimed 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 a general uncertainty about the likely impact, either because of an absence of sufficient background information, or simply because the response to the option is difficult to predict or envisage. At this relatively early stage of plan preparation, the options are describing broad approaches, and do not go into detail. Consequently, a ‘○’ score was frequently used. The number of ‘○’ should reduce as the plan progresses towards the production of policy.

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, a (‘X’, ‘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 and 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 2007; medium term 2007-20011; and long term 2011-2016.

In two instances, it proved impossible to carry out a sustainability appraisal as the issues and options contained too many elements that were directly contradictory or asked open questions. However, it was recognised that the issues are of great significance locally. The option of interpreting a preferred direction in relation to these options was considered but was eventually dismissed as this could have the effect of narrowing the range of options in advance of public consultation. It is therefore suggested that before these are presented to the public for comment that they are re-packaged to make explicit the choices on offer. No changes have been made to either the sustainability objectives or the issues and options at this stage in relation to these or any of the other options under consideration.

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 may be of biodiversity interest.
- 4 In reverse, 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 objectives were furthered by one or other of the options. Perhaps unsurprisingly, the Sustainability issues and options as a group performed most highly against the objectives in the “sustainability” category. However, in terms of topics, 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 issues and options would be the most sustainable options for the Borough:

- **Green Belt**

Make no amendment to the Green Belt boundary and to continue to apply rigorously the controls over development within the Green Belt.

- **Travel**

Give greater priority to improving public transport, walking and cycling facilities.

Encourage businesses, schools and other organisations to adopt Green Travel Plans and mechanisms to ensure the policing of such measures (action plans to reduce reliance on the car and promote alternative forms of transport)

- **Employment**

Such development could also be located in areas with good access to public transport

- **Epsom Town and Local Centres**

Promote a mix of uses in the town centre (retail, offices, residential, leisure, and other community facilities)

Safeguard and promote shops in local centres

- **Quality of life**

Applications for significant developments should include a detailed design statement explaining and justifying the design.

3.01 PROPOSED MITIGATION MEASURES

Table 3 below, lists possible mitigation measures for negative impacts identified during the initial 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 3: 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.
Possible adverse effect of high density	In isolation, higher densities can worsen visual amenities, road congestion and pollution problems. However, in conjunction with other interventions, these problems can be overcome or improved: such as the development of an appropriate range of densities for the locality to avoid cramming.
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.
New development may affect biodiversity and biodiversity interests are likely to restrict the availability of sites for development.	Using 106 Agreements, promote the safeguarding of existing habitats where appropriate and the creation of new habitats.
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. Recommend that if developed as policy attention is paid to design, to mitigate impacts on cultural heritage assets,
Developers may be “encouraged” to develop at lower densities this avoids of the requirement to	This can be addressed at the policy making stage by introducing policies preventing the forced subdivision of sites and development

provide 40% affordable housing.	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.

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 issues for the Core Strategy. In the main, these opportunities arise from greater integration of options and objectives: Many of the conflicts identified in this assessment arise only when looking at options in isolation. The process of developing preferred options following the public consultation exercise is likely to be one that seeks greater integration of issues and objectives.

4.0 PROPOSALS FOR MONITORING AND IMPLEMENTATION

This document sets out the results of the assessment of the LDF options undertaken to date, and is being made available to assist in the process of identification of preferred options and the *de facto* elimination of undesirable options. Before being released to the public, the appraisal will be made subject to an independent review and adjusted if necessary. The results of the review can be made available to the public if required.

The results of this assessment and the comments received in response to the consultation exercise on issues and options will be combined and set out in a Preferred Options document in the autumn that will set out the preferred options for the Local Development Framework core strategy. This will need to be made the subject of a full Sustainability Appraisal and report. This final, full sustainability appraisal will need to include a monitoring framework setting out how the preferred issues are to be monitored, the proposed monitoring intervals and the proposed reporting and publicity arrangements.

This appraisal will also be subject to independent examination by the Planning Inspectorate alongside the Core Strategy itself as part of the process of establishing the soundness of the Core Strategy.

Regarding monitoring; at this stage it is anticipated that this will take place annually as part of the new annual monitoring exercise required under the new Local Development Framework regime. It should be noted that there may be some indicators which cannot be measured annually, depending on the type and nature of the indicator. The findings of these 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 Sustainability Appraisal at this stage of the Local Development Framework process is to help bring about future local development documents, in this instance, the Core Strategy.

In this exercise, as might have been expected, most options performed well against some sustainability objectives, but less well against others. There were no options that were clearly more sustainable compared to others. Similarly, there were no clearly unsustainable options. 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 appraisal points towards a process of developing preferred options, following the public consultation exercise, that is likely to be one that seeks greater integration of issues and objectives.

The initial Sustainability Appraisal Report and the results of the public consultation exercise will be used to inform the process of selecting the preferred options that will underpin the Borough's Core Strategy.

APPENDIX 1:

REFERENCES

A Sustainability Development Strategy for the South East. SERPLAN, 1998.

Consultation Draft Local Development Framework (Guide to Procedures and Code of Practice) Office of the Deputy Prime Minister, October 2003

Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks. Consultation Paper. Office of the Deputy Prime Minister, 2004.

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

APPENDIX 2: SUSTAINABILITY APPRAISAL OF ISSUES AND OPTIONS DOCUMENT

A SUSTAINABILITY				
OPTION 1: Policies should be introduced to encourage energy efficient developments / use of renewable energy, even if they cost more				
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	O	✓	The cost of any energy efficient measures is likely to be passed on to future occupiers and would make the housing less affordable in the short term, however in the longer term rapidly increasing costs of fossil fuels and improvements in the affordability of renewable technology.
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	O	O	✓	Energy efficient developments likely to combat fuel poverty
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	✓	The additional cost of housing would have a negative impact on the household budget of families and is therefore unlikely to reduce poverty and social exclusion. However, this is likely to be offset by reduced fuel bills.
4. To create and maintain safer and more secure communities.	O	O	O	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	O	X	Redevelopment of brownfield sites and buildings often carries

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				with it additional cost in relation to contamination and remediation. Further additional cost in relation to energy efficiency and provision of renewable energy will have a negative effect on the financial viability of these schemes. However, would encourage sustainable construction
6. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	✓	Provided that technologies are used that do not require the burning of fossil fuels, an improvement in air quality is likely
8. To conserve and enhance biodiversity within the plan area	○	○	○	
9. 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	Cultural/historical assets may be damaged, directly, through building works or, indirectly, through additional costs associated with the introduction of these technologies.
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	○	○	○	Impact could be made positive by including within the definition of energy efficient developments a focus on location within accessible areas.
11. 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].	○	✓	✓✓	Low tech adaptations could be introduced to good effect in the medium term.
12. Maintain low rates of unemployment and high levels of	○	○	○	

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economic activity, by improving skills, training and education, and access to them.				
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	X	Redevelopment of Brownfield sites and buildings often carries with it additional cost in relation to contamination and remediation. Further additional cost in relation to energy efficiency and provision of renewable energy will have a negative effect on the financial viability of these schemes.
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	X	As above
15. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	Impact could be made positive by including within the definition of energy efficient developments a focus on location within accessible areas
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	✓	✓✓	Low tech adaptations could be introduced to good effect in the medium term
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	✓	✓✓	As above.
18. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	O	✓	✓✓	As above.
19. To increase energy efficiency	O	✓	✓✓	As above.
20. To increase the production and use of renewable energy/fuels.	O	✓	✓✓	As above.

OPTION 2: Policies should be included that encourage biodiversity (the range of wildlife supported by our environment)				
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	X	Restricts the availability of sites to provide affordable housing.
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	O	O	O	There are likely to be some benefits.
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	✓	With positive, appropriate management, the impact could be made neutral or even positive.
4. To create and maintain safer and more secure communities.	O	O	O	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	O	✓	Mutually compatible as they both imply a focus on previously developed land and buildings for new developments. Integration and enhancement of urban biodiversity on PDL is an important consideration.
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	✓	Benefit derives from development of new and improved habitats
8. To conserve and enhance biodiversity within the plan area	O	✓	✓✓	Mutually compatible
9. 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	✓	✓	
10. To reduce road congestion and pollution levels by encouraging and	O	O	O	

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improving travel choice and reducing the need for travel by car/lorry.				
11. 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	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	O	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	X	X	Is likely to restrict the availability of sites.
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	
15. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	✓	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	O	✓	✓✓	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	✓	If biomass derived from coppice rotation/sustainable woodland management.

OPTION 3: Policies to protect environmental resources				
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.	0	0	0	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	0	✓	✓	
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.	0	0	0	
4. To create and maintain safer and more secure communities.	0	0	0	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	0	✓✓	✓✓	
6. To reduce land contamination and safeguard soil quality and quantity	0	✓✓	✓✓	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	0	✓✓	✓✓	
8. To conserve and enhance biodiversity within the plan area	0	✓✓	✓✓	
9. 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.	0	✓✓	✓✓	
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	0	0	0	
11. 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	0	✓✓	✓✓	

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transport].				
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	O	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	X	X	X	Could imply additional cost to employers. 'Appropriate' could encompass non-traditional industries operating on sustainability principles such as commercial biomass production.
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	X	X	X	As above.
15. Balancing the needs for employment and housing to reduce the need to travel.	O	✓	✓	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	✓✓	✓✓	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	✓	✓	
18. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	O	✓✓	✓✓	
19. To increase energy efficiency	O	O	O	Would be positive if energy an environmental resource
20. To increase the production and use of renewable energy/fuels.	O	X	X	Restricts the use of biomass and short rotation coppice as fuels. Increasing the use and production of renewable fuels would be positive if energy seen as an environmental resource

OPTION 4: Policies to ensure the delivery of adequate service infrastructure, such as water supply, sewerage, electricity, gas, ICT networks etc				
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	✓✓	✓✓	Could be negative if developers required to pay for infrastructure costs and able to pass on to home owner.
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	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	✓✓	✓✓	
4. To create and maintain safer and more secure communities.	O	✓	✓	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓	✓✓	The provision of this infrastructure will help to make brownfield land more attractive to developers.
6. To reduce land contamination and safeguard soil quality and quantity	O	✓	✓	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
8. To conserve and enhance biodiversity within the plan area	X	O	✓	Could have a negative impact in the short term if habitats disturbed. Potentially positive in the long term through improvements to sewerage.
9. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and	O	X	X	Cultural/historical assets may be damaged, directly, through building works or, indirectly, through

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visitors.				additional costs associated with the introduction of these technologies.
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	✓	✓	
11. 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	✓	✓	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	✓	✓✓	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	✓	✓✓	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	✓	✓✓	
15. Balancing the needs for employment and housing to reduce the need to travel.	O	✓	✓✓	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	X	Militates against responsibility for the impact of decisions regarding consumption of resources and disposal of waste.
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	X	As above. Provision of waste management facilities such as community composting/MRF could be positive.
18. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	O	✓	✓✓	
19. To increase energy efficiency	O	O	O	Energy Performance of Buildings Directive requires expansion of the total amount of CHP capacity and

				could be positive.
20. To increase the production and use of renewable energy/fuels.	O	O	X	Militates against responsibility for the impact of decisions regarding consumption of resources and disposal of waste. Could be positive if policy delivers the means to increase renewable energy generation.

OPTION 5:

Development should be concentrated in areas with good access to public transport and 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.	O	O	X	Restricts the availability of sites to provide affordable housing.
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	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	✓	✓✓	
4. To create and maintain safer and more secure communities.	O	O	✓	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓✓	✓✓	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	✓	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	✓	✓✓	
8. To conserve and enhance biodiversity within the plan area	O	✓	✓	Could reduce impact on greenfield sites.
9. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic	O	✓	✓	

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environments and cultural assets, for the benefit of both residents and visitors.				
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓✓	✓✓	Benefits would be achieved in the short term through enhancement to current policy and practice within the LTP in particular
11. 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].	○	✓	✓✓	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	✓	✓	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	X	X	Restricts the availability of suitable sites
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	X	X	As above
15. Balancing the needs for employment and housing to reduce the need to travel.	○	✓	✓	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	
18. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	
19. To increase energy efficiency	○	○	○	Potentially positive if CHP becomes viable. Increased densities improve financial viability of CHP.
20. To increase the production and use of renewable energy/fuels.	○	○	○	

B GREENBELT

OPTION 1:

Make no amendment to the Green Belt boundary and to continue to apply rigorously the controls over development within the Green Belt

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	Could be negative if restricts the availability of suitable sites.
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	O	O	O	Maintaining urban focus and green space generally beneficial. However, more disparate development may decrease accessibility to services.
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	✓	✓	Helps to maintain the role of the urban areas as the focus for education, employment etc.
4. To create and maintain safer and more secure communities.	O	O	✓	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓✓	✓✓	✓	Continuation of existing policy implies that benefit would be achieved in the short term. However, prospects for the long term are more uncertain.
6. To reduce land contamination and safeguard soil quality and quantity	O	O	✓	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	✓	Positive in the green belt, but potentially increase noise/light pollution in the urban area.
8. To conserve and enhance biodiversity within the plan area	✓✓	✓✓	✓✓	Positive in the green belt, but potentially negative in the urban area.

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9. 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.	✓	✓	✓	Relevant only were these assets are located in the Green Belt.
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	✓	✓	0	Contributes to making a thriving and viable town. The long term prospects are more uncertain without other interventions.
11. 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].	0	0	0	Could be positive if SUDS used.
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	0	0	0	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	X	X	Restricts availability of sites.
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	0	0	0	
15. Balancing the needs for employment and housing to reduce the need to travel.	✓✓	✓✓	✓	The long term prospects are more uncertain and the situation would need to be reviewed towards the end of the plan period.
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	✓	✓	✓	Creates the conditions for this to take place.
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	0	0	0	
18. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	0	0	0	

19. To increase energy efficiency	O	O	O	Potentially positive if CHP becomes viable. Increased densities improve financial viability of CHP.
20. To increase the production and use of renewable energy/fuels.	O	O	O	May restrict development of renewable sources of energy.

OPTION 2:

Provide for some development in the Green Belt in recognition that some uses cannot operate within the urban area but require a location in the countryside, especially racehorse training 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.	O	O	O	Could be negative if restricts the availability of suitable sites.
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	X	X	Poverty and social exclusion are known to be problems affecting specific urban wards.
4. To create and maintain safer and more secure communities.	O	O	✓	May benefit isolated settlements.
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	Addresses long term uncertainty identified in Option 1:5
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	X	X	Introduces sources of noise and disturbance into the Green Belt.
8. To conserve and enhance biodiversity within the plan area	O	X	X	
9. To protect, enhance and, where appropriate, make accessible the	O	✓	✓✓	

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natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.				
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	X	X	
11. 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	X	X	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	✓	✓✓	Is likely to be of particular benefit to the racehorse training industry.
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	✓	✓✓	As above.
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	
15. Balancing the needs for employment and housing to reduce the need to travel.	O	O	X	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	✓	✓	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	

C HOUSING

OPTION 1: Promote higher densities in more sustainable locations (in areas with good local services, such as public transport provision and local shops)				
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	✓	✓✓	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	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	✓	✓✓	
4. To create and maintain safer and more secure communities.	O	O	X	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓	✓✓	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	✓	Relevant only were decontamination is achieved through redevelopment.
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	Likely to ensure air quality continues to improve, but potentially negative noise and light pollution
8. To conserve and enhance biodiversity within the plan area	O	✓	✓	Potential negative impact on urban biodiversity
9. 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	✓	Higher densities can help to provide and maintain the customer base required to sustain these assets
10. To reduce road congestion and	O	O	✓	Although in isolation,

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pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.				higher densities can worsen road congestion and pollution problems.
11. 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	✓	As above.
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	✓	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	✓	Higher densities can help to provide and maintain the customer base required to sustain these developments.
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	X	XX	Increased competition for sites in sustainable locations could restrict availability of commercial development opportunities in accessible locations.
15. Balancing the needs for employment and housing to reduce the need to travel.	O	✓	✓	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	Potential to provide facilities for the collection of recyclables and organic waste.
18. 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	
19. To increase energy efficiency	O	O	✓	Potentially positive if CHP becomes viable. Increased densities improve financial viability of CHP.

20. To increase the production and use of renewable energy/fuels.	O	O	O	
OPTION 2: Where should new housing be located (open spaces, conversion of vacant office premises, other vacant / under-utilised sites or properties, redevelopment of existing housing, infill sites - such as partial development of large gardens, town centre mixed-use schemes)?				
Sustainability Appraisal Objectives	Assessment			Comments/ Proposed Mitigation
	Short Term	Medium Term	Long Term	
No appraisal was carried out on this option. Refer to main report.				
OPTION 3: In the order of 40% of the total number of housing units should be affordable on sites of 15 or more units or involving 0.5 hectares or more of land (in line with current Council policy)				
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	These thresholds and criteria are already being applied in development control decisions. Uncertain whether sufficient affordable housing in the long 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.	✓	✓	✓	Disregarding the objective wording after 'by'. Ensuring integration of affordable housing in the development
4. To create and maintain safer and more secure communities.	O	O	O	
5. To make the best use of previously developed land and existing buildings,	✓	✓	✓	Whilst full and effective development

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encouraging sustainable construction				of previously developed site should ensure that developers achieve sufficient returns to enable the provision of more affordable housing, the council needs to be wary of creating a perverse incentive that encourages lower development densities and the splitting up of larger development sites. This can be addressed at the policy making stage.
6. To reduce land contamination and safeguard soil quality and quantity	0	0	0	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	0	0	0	
8. To conserve and enhance biodiversity within the plan area	0	0	0	
9. 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.	0	0	0	
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	0	0	0	
11. 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].	0	0	0	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	0	0	✓	Housing for key workers to ensure functioning of economy. Disregarding wording after 'by'.
13. Provide for appropriate commercial development	0	0	0	

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opportunities to meet the needs of the economy.				
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	
15. Balancing the needs for employment and housing to reduce the need to travel.	✓✓	✓✓	✓✓	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	

OPTION 4: 40% of all new housing in the Borough should be affordable (in line with the adopted Surrey Structure Plan, and emerging regional and sub-regional strategies). Also lower the current threshold (on sites of 15 dwellings or 0.5 hectare) to which this contribution will apply.				
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.	✓	✓✓	✓✓	Likely to achieve more affordable housing. There is a risk of reducing the commercial viability of smaller sites.
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	✓	✓	✓	Disregarding the objective wording after 'by'.

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education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.				Ensuring integration of affordable housing in the development
4. To create and maintain safer and more secure communities.	O	O	O	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	✓	✓	✓	Whilst full and effective development of previously developed site should ensure that developers achieve sufficient returns to enable the provision of more affordable housing, the council needs to be wary of creating a perverse incentive that encourages lower development densities and the splitting up of larger development sites. This can be addressed at the policy making stage.
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
8. To conserve and enhance biodiversity within the plan area	O	O	O	
9. 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	
10. 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	
11. 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	

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12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	✓	Housing for key workers to ensure functioning of economy. Disregarding wording after 'by'.
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	O	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	
15. Balancing the needs for employment and housing to reduce the need to travel.	✓✓	✓✓	✓✓	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	

OPTION5:

Seek contributions from sheltered accommodation and commercial development in the form of commuted sums towards affordable 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.	O	✓	✓✓	It is recognised that there may be some disbenefits in this policy option in relation to sheltered accommodation. This option could be made more positive by

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				deleting the reference to sheltered accommodation.
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	0	✓	✓✓	As 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.	✓	✓	✓	Disregarding the objective wording after 'by'. Ensuring integration of affordable housing in the development
4. To create and maintain safer and more secure communities.	0	0	0	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	0	0	0	These types of obligations could discourage developments to provide shelter housing or commercial floor space. Alternatively, the contributions required could encourage developments to make best use of land and buildings to ensure maximum returns.
6. To reduce land contamination and safeguard soil quality and quantity	0	0	0	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	0	0	0	
8. To conserve and enhance biodiversity within the plan area	0	0	0	
9. 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.	0	0	0	
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	0	0	0	
11. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the	0	0	0	

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District is prepared for its impacts [could include aviation and road transport].				
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	✓	Housing for key workers to ensure functioning of economy. Disregarding wording after 'by'.
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	X	X	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	X	X	
15. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	O	Could reduce contributions for other infrastructure requirements
20. To increase the production and use of renewable energy/fuels.	O	O	O	

D TRAVEL				
OPTION 1: Give greater priority to improving public transport, walking and cycling 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.	O	O	O	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	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	✓	✓✓	
4. To create and maintain safer and more secure communities.	O	✓	✓	Design issues important.
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓	✓	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	✓	✓✓	Most significant benefits will be in relation to air quality and noise.
8. To conserve and enhance biodiversity within the plan area	O	O	O	Design and route selection to avoid harm to designated areas.
9. 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	✓	✓✓	Design and route selection to avoid harm to designated areas.
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	✓	✓✓	
11. To address the causes of climate	O	✓	✓✓	

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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].				
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	✓	✓✓	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	✓	✓	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	✓	✓✓	
15. Balancing the needs for employment and housing to reduce the need to travel.	O	✓	✓	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	✓	Will reduce the ecological footprint.
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	✓	
20. To increase the production and use of renewable energy/fuels.	O	O	O	

OPTION 2:

Encourage businesses, schools and other organisations to adopt Green Travel Plans and mechanisms to ensure the policing of such measures (action plans to reduce reliance on the car and promote alternative forms of transport)

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,	O	✓	✓✓	

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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.	O	✓	✓✓	
4. To create and maintain safer and more secure communities.	O	O	✓	Road safety improvements necessary
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓	✓	Will enable lower parking standards and higher site coverage in developments.
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	✓✓	✓✓	
8. To conserve and enhance biodiversity within the plan area	O	O	✓	Potential to create/protect habitat if lower parking standards.
9. 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	✓	✓✓	
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	✓✓	✓✓	
11. 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	✓✓	✓✓	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	✓	✓	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	X	The cost and long term commitment necessary for the proper implementation of the

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				green travel plan is likely to act as a disincentive to commercial developers.
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	X	As above
15. Balancing the needs for employment and housing to reduce the need to travel.	O	O	✓	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	✓	Will reduce the ecological footprint.
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	✓	
20. To increase the production and use of renewable energy/fuels.	O	O	O	
OPTION 3:				
Adopt car parking standards for residential and commercial property that:				
(a) Are in line with Government's maximum limits as set out in PPG3 and PPG13				
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	✓	
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,	O	O	X	In isolation, the provision of facilities with low levels of car parking would

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health, community services and cultural opportunities for all sectors of the community.				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.
4. To create and maintain safer and more secure communities.	O	X	XX	As above
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓	✓✓	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	✓	✓✓	
8. To conserve and enhance biodiversity within the plan area	O	O	O	
9. 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	X	X	In isolation, the provision of facilities with low levels of car parking would 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.
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	X	X	
11. 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	✓	✓	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	X	X	In isolation, the provision of facilities with low levels of car parking would prejudice access for certain sectors of the

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				community. The impact could be made more positive by combining with initiatives to encourage access by means other than the private car
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	✓	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	✓	✓✓	Lower car parking provision will enable greater site coverage and developments plot ratios.
15. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	

OPTION 3:

Adopt car parking standards for residential and commercial property that:

(b) Provide less spaces than the Government's maximum limits

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	✓	✓	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	O	X	X	Negative to those with car access in isolation, but capable of being mitigated through

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				improved public transport, walking and cycling.
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	X	XX	Negative to those with car access in isolation, but capable of being mitigated through improved public transport, walking and cycling which could help reduce social exclusion.
4. To create and maintain safer and more secure communities.	O	X	XX	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓	✓✓	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	✓	✓✓	
8. To conserve and enhance biodiversity within the plan area	O	O	✓	Potential to create/protect habitat if lower parking standards.
9. 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	X	XX	Mitigation possible if allows improved landscaping. Internal conflict between protection and accessibility.
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	X	XX	May encourage use of alternatives to the car where they exist.
11. 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	✓	✓✓	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	X	XX	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	✓	✓	

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14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	✓	✓✓	
15. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	✓	Ecological footprint likely to be reduced.
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	

E EMPLOYMENT				
OPTION 1: Offices and other employment uses should be concentrated in the town centre and industrial estates				
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	✓	✓	Helps to ensure that residential land is safeguarded for residential use including affordable housing.
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	✓	✓	
4. To create and maintain safer and more secure communities.	O	X	X	Separation of offices and employment uses from other activities would be contrary to the Government's discussion paper Planning and Crime prevention and the seven attributes of Sustainable communities
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓	✓✓	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	X	X	Could be made more positive if used in conjunction with options promoting the use of transport other than the private car.
8. To conserve and enhance biodiversity within the plan area	O	O	O	

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9. 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	
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	X	XX	See 7 above
11. 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	X	XX	See 7 above
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	✓	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	✓	✓	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	✓	✓	
15. Balancing the needs for employment and housing to reduce the need to travel.	O	X	XX	Would tend to have a polarising effect.
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	X	Could be positive through co-ordinated management of collection.
18. 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	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	

OPTION 2: New offices and employment use development should only be permitted in existing commercial areas, sympathetic to adjacent 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.	O	✓	✓	
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	
4. To create and maintain safer and more secure communities.	O	X	✓✓	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓	✓✓	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	✓✓	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	X	X	
8. To conserve and enhance biodiversity within the plan area	O	O	✓	
9. 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	✓	
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	O	X	
11. 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	X	

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12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	✓	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	X	XX	Restricts the availability of sites suitable for commercial developments.
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	X	XX	As above
15. Balancing the needs for employment and housing to reduce the need to travel.	O	X	XX	Would tend to have a polarising effect.
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	X	Could be positive through co-ordinated management of collection.
18. 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	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	

OPTION 3:

Such development could also be located in areas with good access to public transport

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.	O	O	✓	
3. To reduce poverty and social exclusion by improving and	O	✓	✓✓	

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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	✓	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	O	O	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	✓	✓✓	
8. To conserve and enhance biodiversity within the plan area	O	O	O	
9. 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	
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	✓	✓✓	
11. 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	✓	✓✓	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	✓	✓✓	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	✓	✓	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	✓	✓	
15. Balancing the needs for employment and housing to reduce the need to travel.	O	✓	✓	
16. To reduce the global, social and environmental impact of consumption	O	O	✓	Ecological footprint likely to be reduced.

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of resources by using sustainably produced and local products.				Disregarding wording after 'by'.
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	
OPTION 4:				
Encourage working from home				
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.	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	✓	✓	
4. To create and maintain safer and more secure communities.	O	✓	✓	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓	✓	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	X	X	Depending on the scale and nature, home working can be the cause of noise and other forms of disturbance to adjoining and nearby residents. Capable of

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				being mitigated through planning conditions/policy.
8. To conserve and enhance biodiversity within the plan area	O	O	O	
9. 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	
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	✓	✓✓	
11. 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	✓✓	✓✓	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	✓✓	✓✓	Helps to achieve the twin objectives of low unemployment and high economic activities, however, this is unlikely to result from improving the quality of the work force through training and education.
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	✓	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	X	
15. Balancing the needs for employment and housing to reduce the need to travel.	O	✓✓	✓✓	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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.				
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	

**OPTION 5:
Encourage the growth of the horseracing industry**

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.	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	
4. To create and maintain safer and more secure communities.	O	O	O	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	O	X	This would require the provision of new buildings and facilities specifically designed to meet modern standards for the welfare of workers and animals
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
8. To conserve and enhance biodiversity within the plan area	O	O	X	As for 5 above
9. 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	✓	✓✓	The horseracing industry is an important part of the cultural assets of the Borough.

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10. 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	Providing no more events.
11. 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	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	✓	✓	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	✓	✓	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	O	
15. Balancing the needs for employment and housing to reduce the need to travel.	O	O	✓	Provided that any new accommodation is tied to horseracing
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	

OPTION 6: There is a need for additional hotel accommodation in 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.	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	
4. To create and maintain safer and more secure communities.	O	O	O	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	O	O	Could provide opportunities for redevelopment.
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
8. To conserve and enhance biodiversity within the plan area	O	O	O	
9. 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	✓	✓✓	Hotel accommodation helps to support Epsom Downs racecourse which attracts visitors from around the world.
10. 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	
11. 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	
12. Maintain low rates of	O	O	✓	

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

F COMMUNITY/RECREATIONAL/CULTURAL FACILITIES

OPTION 1:

Is there sufficient number of community/ recreational/ cultural facilities provided within the Borough?

OPTION 2:

What type of facilities should the Council promote?

OPTION 3:

Where should these facilities be located?

OPTION 4:

How can these facilities be made fully available and accessible to all Epsom and Ewell residents, and visitors to the Borough?

Commentary

The questions raised in these options do not lend themselves to appraisal against the sustainability objectives of the scoping report as they mainly ask questions rather than presenting strategic options or issues. These would need to be repackaged so that the strategic options are made more explicit.

OPTION 5:

Encourage the dual use of private facilities to 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.	0	0	0	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	0	✓✓	✓✓	
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.	0	✓✓	✓✓	
4. To create and maintain safer and more secure communities.	0	✓	✓	
5. To make the best use of previously developed land and existing buildings,	0	✓	✓	

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encouraging sustainable construction				
6. To reduce land contamination and safeguard soil quality and quantity	○	○	○	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	○	○	○	May increase noise and light pollution.
8. To conserve and enhance biodiversity within the plan area	○	○	○	May negate need for new building
9. 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.	○	✓	✓✓	
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	○	○	✓	May reduce need to travel.
11. 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].	○	○	○	May cater for increased demand for outdoor leisure.
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	○	○	○	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	○	○	✓	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	○	○	X	General public access to private facilities will discourage some developers.
15. Balancing the needs for employment and housing to reduce the need to travel.	○	○	○	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	○	○	○	May negate need for new building
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	○	○	○	Potential reduction in construction waste and economies in resource use.
18. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	○	○	○	

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19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	

G EPSOM TOWN & LOCAL CENTRES				
OPTION 1: Promote a mix of uses in the town centre (retail, offices, residential, leisure, 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.	O	✓	✓	Benefits could be increased by reference to affordable housing as town centres residential developments are generally less affordable.
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	O	✓	✓	As 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.	O	✓	✓	As above
4. To create and maintain safer and more secure communities.	O	✓	✓✓	This is consistent with the Government's discussion paper Planning and Crime prevention and the seven attributes of Sustainable communities.
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓	✓✓	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	Benefits are likely in relation to air quality while disbenefits are likely in relation to noise and light pollution.
8. To conserve and enhance biodiversity within the plan area	O	O	O	
9. To protect, enhance and, where	O	O	O	

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appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors.				
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	✓	✓✓	
11. 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	✓	✓✓	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	✓	✓	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	✓	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	X	
15. Balancing the needs for employment and housing to reduce the need to travel.	O	✓	✓✓	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	✓	The concentration of activities implied in this option are considered likely to enable efficient waste collection arrangements
18. 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	
19. To increase energy efficiency	O	O	✓	Mixed use will increase viability of CHP
20. To increase the production and use of renewable energy/fuels.	O	O	✓	Mixed use will increase viability of

				CHP
OPTION 2: Improve the safety and attractiveness of the environment (landscaping, street furniture, public art, pedestrian paths and crossings etc)				
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.	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	✓	Improved pedestrian access likely to reduce social exclusion, particularly for elderly and children.
4. To create and maintain safer and more secure communities.	O	✓	✓✓	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	O	✓	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
8. To conserve and enhance biodiversity within the plan area	O	✓	✓	
9. 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	✓	✓✓	
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	✓	✓	Provision of pedestrian paths and crossing which may reduce to dependency on cars
11. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts	O	O	O	

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[could include aviation and road transport].				
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	O	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	O	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	✓	✓	An attractive environment is likely to attract commercial developers.
15. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	
OPTION 3:				
Limit the number of bars/pubs in 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.	O	O	O	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	O	O	✓	Government White Paper 'Choosing Health' highlights alcohol as an issue.
3. To reduce poverty and social exclusion by improving and encouraging inclusive access to	O	O	O	

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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	✓	✓✓	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	O	O	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
8. To conserve and enhance biodiversity within the plan area	O	O	O	
9. 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	
10. 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	
11. 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	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	O	X	Pubs and clubs provide useful employment and opportunities for developments.
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	O	X	As above
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	O	X	As above
15. Balancing the needs for employment and housing to reduce the need to travel.	O	O	O	
16. To reduce the global, social and environmental impact of consumption	O	O	O	

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of resources by using sustainably produced and local products.				
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	
OPTION 4: Safeguard and promote shops 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.	O	O	O	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	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	✓✓	✓✓	
4. To create and maintain safer and more secure communities.	O	✓	✓	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	O	O	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
8. To conserve and enhance biodiversity within the plan area	O	O	O	
9. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic	O	O	O	

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environments and cultural assets, for the benefit of both residents and visitors.				
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	✓	✓✓	
11. 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	✓	✓✓	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	✓	✓	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	✓	✓	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	O	✓	✓	
15. Balancing the needs for employment and housing to reduce the need to travel.	O	✓	✓	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	O	O	O	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	O	O	
18. 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	
19. To increase energy efficiency	O	O	O	
20. To increase the production and use of renewable energy/fuels.	O	O	O	

OPTION 5: Permit change of use from shops to restaurants/takeaways in preference to shop units remaining vacant, especially 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.	O	O	O	
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	Could be beneficial if convenience shops still within locality.
4. To create and maintain safer and more secure communities.	O	✓✓	✓✓	May be negative if unsociable opening hours attract anti social behaviour.
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	O	O	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	May be negative if unsociable opening hours attract anti social behaviour.
8. To conserve and enhance biodiversity within the plan area	O	O	O	
9. 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	
10. 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	
11. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the	O	O	O	

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

H QUALITY OF LIFE				
OPTION 1: Applications for significant developments should include a detailed design statement explaining and justifying the design				
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.	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	
4. To create and maintain safer and more secure communities.	✓✓	✓✓	✓✓	This is a requirement of PPS 1 and should be backed up with detailed policy and commitment.
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓✓	✓✓	see 4
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	✓	✓	✓✓	Could be used to address light pollution (see 4).
8. To conserve and enhance biodiversity within the plan area	✓	✓	✓✓	See 4
9. 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.	✓	✓	✓	See 4
10. 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	Could be positive if criteria include points in SEEDA checklist such as cycle parking.
11. To address the causes of climate	O	O	O	Design standards

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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].				should include measures to combat consequences of climate change.
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	0	0	0	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	0	0	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	0	0	0	
15. Balancing the needs for employment and housing to reduce the need to travel.	0	0	0	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	0	✓	✓	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	0	✓	✓	
18. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	0	0	0	Could be positive through landscaping, SUDs, grey water.
19. To increase energy efficiency	0	✓	✓✓	
20. To increase the production and use of renewable energy/fuels.	0	✓	✓	

OPTION 2:

Where deemed appropriate, compulsory purchase powers may be used to assemble a site for regeneration purposes, enhancing the site's use and appearance

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.	0	✓	✓✓	

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2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	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	✓	✓	
4. To create and maintain safer and more secure communities.	O	✓	✓	
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	O	✓	✓	
6. To reduce land contamination and safeguard soil quality and quantity	O	O	O	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	O	O	O	
8. To conserve and enhance biodiversity within the plan area	O	✓	✓	
9. 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	✓	✓	
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	O	✓	✓	
11. 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	
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	O	✓	✓	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	O	✓	✓	
14. Provide additional commercial	O	✓	✓	

development in urban areas [stimulating economic revival in priority regeneration areas].				
15. Balancing the needs for employment and housing to reduce the need to travel.	0	✓	✓	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	0	0	0	
17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	0	0	0	
18. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water.	0	0	0	
19. To increase energy efficiency	0	✓	✓	
20. To increase the production and use of renewable energy/fuels.	0	✓	✓	
<p>Commentary Compulsory purchase powers would be an effective tool to achieve many of the sustainability objectives of the scoping report. The planning and compulsory purchase act envisages local authorities making greater use of these powers to achieve plan objectives.</p>				
<p>OPTION 3: An application should be accompanied by a statement showing how it complies with "Designing out Crime" guidance.</p>				
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.	0	0	0	
2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.	0	0	0	
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.	0	0	0	

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4. To create and maintain safer and more secure communities.	✓✓	✓✓	✓✓	This is a requirement of PPS 1 and should be backed up with detailed policy and commitment.
5. To make the best use of previously developed land and existing buildings, encouraging sustainable construction	0	✓✓	✓✓	see 4
6. To reduce land contamination and safeguard soil quality and quantity	0	0	0	
7. To ensure air quality continues to improve and noise/light pollution is reduced.	✓	✓	✓✓	Could be used to address light pollution (see 4).
8. To conserve and enhance biodiversity within the plan area	✓	✓	✓✓	See 4
9. 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.	✓	✓	✓	See 4
10. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry.	0	0	0	Could be positive if criteria includes points in SEEDA checklist such as cycle parking.
11. 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].	0	0	0	Design standards should include measures to combat consequences of climate change.
12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them.	0	0	0	
13. Provide for appropriate commercial development opportunities to meet the needs of the economy.	0	0	0	
14. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas].	0	0	0	
15. Balancing the needs for employment and housing to reduce the need to travel.	0	0	0	
16. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products.	0	✓	✓	

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17. To reduce waste generation and disposal, and achieve the sustainable management of waste.	O	✓	✓	
18. 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	Could be positive through landscaping, SUDs, grey water.
19. To increase energy efficiency	O	✓	✓✓	
20. To increase the production and use of renewable energy/fuels.	O	✓	✓	

