# EPSOM & EWELL BOROUGH COUNCIL

# Local Development Framework

## Core Strategy Sustainability Appraisal Report

**Preferred Options stage
and Submission Document**

# June 2006

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# 1    BACKGROUND

## 1.1    The concept of sustainable development

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

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

1.1.2   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.

## 1.2 Sustainability appraisal

1.2.1 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.

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

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

1.2.4 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.

1.2.5 Sustainability Appraisal should:

- Take a long-term view of whether and how the area covered by the plan is expected to develop, taking account of the social, environmental, and economic effects of the proposed plan;
- Provide a mechanism for ensuring that sustainability objectives are translated into sustainable planning policies;
- Reflect global, national, regional and local concerns;
- Provide an audit trail of how the plan has been revised to take into account the findings of the Sustainability Appraisal;
- Form an integral part of all stages of plan preparation; and
- Incorporate the requirements of the Strategic Environmental Assessment Directive[1] (Throughout this report, it will be noted where the requirements of the SEA Directive are satisfied.)

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[1] European Directive 2001/42/EC ' on the Assessment of the effects of certain plans and programmes on the environment', know as the SEA Directive. The Regulations which transpose this Directive into UK law are: 'The Environmental Assessment of Plans and Programmes Regulations 2004' (Statutory Instrument 2004 No 280)

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

> **SEA DIRECTIVE REQUIREMENT: Adapted from Article 4 – General Obligations**
>
> The environmental assessment shall be carried out during the preparation of a plan before its adoption or submission to the legislative procedure

# 2 DEVELOPING THE APPRAISAL TECHNIQUE

## 2.1 Guidance

2.1.1 The guidance for conducting sustainability appraisals is contained in the ODPM document; Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, 2005. The guidance has been developed to ensure that the sustainability appraisal process is compliant with the requirements of the SEA Directive.

2.1.2 The Council will undertake sustainability appraisals in accordance with such guidance, while also being influenced by comments from interested parties and the emergence of new and improved sources of data. A unique method of joint working has been adopted by the Council to ensure the appraisal process is robust and retains an independent element.

## 2.2 Joint Working

2.2.1 The Council has conducted the sustainability appraisal process in collaboration with four other East Surrey authorities[2]. The five authorities have signed a service level agreement to demonstrate their commitment to this process. Joint working commenced at the early stages of the production of the Scoping Report[3] and continues to be a valuable tool for providing an 'independent' overview for the appraisal of Local Development Framework Documents. To oversee the process and to provide a valuable expert opinion, the group has employed a private consultant, Tom Jones MRTPI, Independent Consultant.

2.2.2 At stages throughout the production of a Local Development Document a sustainability appraisal is conducted. This process involves a number of 'appraisers' who are independent from the authority whose document is being reviewed. The group of appraisers will consist of:

- a representative from an adjacent authority;
- a representative from a non-adjacent authority
- the sustainability consultant

2.2.3 In addition, representatives from the authority whose document is being appraised are also in attendance to provide information and clarification of issues / objectives / policies.

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[2] The 'peer review' group consists of the following authorities: Epsom and Ewell BC, Tandridge BC, Reigate and Banstead BC, Mole Valley BC and Elmbridge BC.
[3] Discussed in the following section

2.2.4 Appraising documents in this way, known as 'peer review', helps to maintain an independent element to the process, while ensuring standards are maintained and there is consistency between each appraisal.

2.2.5 To date, the Sustainability Appraisal process of the Local Development Framework has taken place in stages, details of which are provided below:

## 2.3 Development of the Scope of the Sustainability Appraisal

2.3.1 The Scoping Report sets out the framework for sustainability appraisal within the Local Development Framework. The form of report produced was the result of on-going collaborative work with Surrey County Council and the East Surrey 'peer review' group to develop a common framework for Sustainability Appraisal. Development of the Scoping Report took place in stages:

- Identifying other relevant policies, plans and programmes, and sustainability objectives
- Collecting baseline information
- Identifying sustainability issues and problems
- Developing the sustainability appraisal framework
- Consulting on the scope of the sustainability appraisal

### 2.3.2 Relevant plans, programmes and sustainability objectives

Firstly any other relevant plans, policies and programmes were identified that may influence the Local Development Framework (LDF) and its sustainability appraisal. Reviews have been carried out for guidance at the international, national, regional, county and local level to identify relevant sustainability objectives, targets and any specific requirements. A list of those documents considered to influence the LDF and Sustainability Appraisal is provided in Appendix 1. These reviews of these are outlined in more detail in Annex 3 of the Scoping Report (May 2005). A number of these strategies, plans and programmes were considered to be particularly influential, these include:

- Planning Policy Statement 1 : Delivering Sustainable Development (2005)
- Surrey Structure Plan (December 2004)
- The draft South East Plan (submitted in March 2006 for examination)
- The Local Transport Plan

### 2.3.3 Baseline Information

A 'Characterisation of the Area' report was produced which involved the collection of social, economic and environmental data for the Borough. This report updates the 2003 Epsom and Ewell Borough Profile and forms the evidence base against which sustainability issues and environmental problems were identified. Drawing from this, the Scoping Report determined key sustainability issues affecting the Borough, a summary

of which are provided in the following section.  From these, an initial set of sustainability objectives were devised, against which policies or plan objectives may be appraised. A number of indicators were linked to these objectives, which will provide the framework for monitoring the impact a plan is having on the sustainability objectives. This 'baseline data' accompanies the Scoping Report.

### 2.3.4  Key Sustainability Issues

A brief summary of the key sustainability issues affecting the Borough, drawn from the Characterisation of the Area Report are detailed below:

- House prices in the Borough are high and are continuing to rise. There is a shortage of affordable homes which needs to be addressed
- There is a need to ensure access to health care facilities, particularly when considering the Borough has an aging population
- The protection of community, recreational and leisure facilities is important
- Transport issues are a priority such as reducing congestion and the use of the private car
- There is a need to ensure that the character of the countryside or townscapes are protected and that biodiversity is not adversely affected by development
- The issue of climate change must be addressed; development needs to withstand some of the effects that may arise from climate change, and must reduce the amount of greenhouse gases that are emitted
- It is important the strength of the economy is maintained, through the protection of suitable employment land
- There is a need to protect and enhance the vitality and viability of Epsom Town Centre
- Waste minimisation, the efficient use of energy and the production of sustainable energy needs to be encouraged
- To safeguard the water environment, efficient use needs to be made of water and sustainable drainage arrangements provided

### 2.3.5  Sustainability Framework

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

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

These themes have been used as headings to organise the sustainability objectives and indicators, drawn from the key sustainability issues, to be used for conducting

appraisals. The framework provides a comprehensive set of criteria for, and a common understanding of, sustainability in the Local Development Framework context.

The sustainability objectives which plans / policies will be appraised against are:

*Social progress that recognises the needs of everyone*

1)    To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford.

2)    To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent.

3)    To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community.

4)    To create and maintain safer and more secure communities.

*Effective protection of the environment*

5)    To make the best use of previously developed land and existing buildings, 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.

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.

10)   To reduce road congestion and pollution levels by encouraging and 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 Borough is prepared for its impacts [could include aviation and road transport].

*Maintenance of high and stable levels of economic growth*

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].

15)   Balancing the needs for employment and housing to reduce the need to travel.

*Prudent use of natural resources*

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.


An extract of the Scoping Report objectives with their associated indicators are shown on Table 1. A full copy of this table may be located in the Scoping Report.

Table 1:     Extract from the Scoping Report: Examples of Objectives and Indicators

**Social progress that recognises the needs of everyone**

| SA Objectives and Indicators | Quantified Data for EEBC (unless stated otherwise) | Comparators | Targets | Trend | Problems/ Constraints | Source |
|---|---|---|---|---|---|---|
| 1)  To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford | | | | | | |
| a. Housing completions | Net figures<br><br>2001-2002:  236<br>2002-2003:  222<br>2003-2004:  162<br>2004-2005:  193 | 2001-2002: 2,683<br>2002-2003: 2,706<br>2003-2004: 3,118 | Surrey Structure Plan: 3,000 dwellings to be completed 2001-2016. Equates to 200 dwellings per year | Average completions are on target | | Housing completions data |
| b. Provision of affordable housing per year | 2001-2002: 70<br>2002-2003: 0<br>2003-2004: 24<br>2004-2005: 18<br><br>As a % of gross housing completions:<br><br>2001-2002: 27%<br>2002-2003: 0%<br>2003-2004: 14%<br>2004-2005: 8.5% | Surrey:<br><br>2003- 2004: 16% | Surrey Structure Plan:<br><br>40% of housing delivered to be affordable by 2016 | Provision is below target & below Surrey average | An SPD exists which requires 40% affordable housing above a threshold of 15 units or >0.5ha.<br><br>More weight to be given to this in the LDF | Housing completions data |

| SA Objectives and Indicators | Quantified Data for EEBC (unless stated otherwise) | Comparators | Targets | Trend | Problems/ Constraints | Source |
|---|---|---|---|---|---|---|
| **8.  To conserve and enhance biodiversity within the plan area** | | | | | | |
| a. Population of wild birds | No data available | 2000 - Surrey: 87% of the 1970 population | A sustained increase in the regional wild bird population by 2010 | Decrease in numbers since 1970 | Data not collected at a local level | The British Trust for Ornithology: www.bto.org |
| b. Hectares of land designated as Site of Special Scientific Interest (SSSI) | May 2005:    129.025 ha | Surrey May 2005 | To ensure that 95% of SSSI's are favourable or recovering condition (target to reflect the national PSA target) | | | English Nature: http://www.english-nature.org.uk/Special/sssi |
| • Percentage in favourable condition | 36.47% | 26.72% | | | | |
| • Percentage in unfavourable - recovering | 25.50% | 41.86% | | | | |
| • Percentage in unfavourable - no change | 38.03% | 15.10% | | | | |
| • Percentage  in unfavourable- declining | 0% | 16.32% | | | | |

**Maintenance of high and stable level of economic growth**

| SA Objectives and Indicators | Quantified Data for EEBC (unless stated otherwise) | Comparators | Targets | Trend | Problems/ Constraints | Source |
|---|---|---|---|---|---|---|
| **12. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them** | | | | | | |
| a. Percentage of economically active people that are unemployed | 2003/2004 3.2% | South East 2003/2004: 3.9%<br><br>Great Britain 2003/2004: 5% | To reduce the number of unemployed | Figures are lower for the Borough in comparison to the South East & England | | NOMIS: www.nomisweb.co.uk/reports/lmp/la/2038431823/report.aspx |
| b. Proportion of people claiming unemployment benefits who have been out of work for more than a year | June 2005: 11.4% | South East June 2005: 12.5%<br><br>Great Britain June 2005: 14% | | Figures are lower for the Borough in comparison to the South East & England | | NOMIS www.nomisweb.co.uk/reports/lmp/la/2038431823/report.aspx |
| c. Percentage of population who are income deprived | 2004: 5% | Surrey 2004: 6% | To reduce the % who are income deprived | | | ODPM http://www.odpm.gov.uk/stellent/groups/odpm_control/documents/contentservertemplate/odpm_index.hcst?n=4610&l=3 or Surrey Area Profile: F9 |

### 2.3.6  Consulting on the Scope

The Draft Sustainability Appraisal Scoping Report was made available for comment from statutory consultees (the Countryside Agency, English Heritage, English Nature and the Environment Agency) and other interested parties for a 6-week period commencing in February 2005. The report was made available in the Town Hall, at local libraries and on the internet for public viewing. Consultation comments received were carefully considered and the Scoping Report was revised accordingly. The Report was approved by Committee in May 2005 and was consequently made available to the public.

The following documents are available in full on the Council's website:
www.epsom-ewell.gov.uk

- The Sustainability Appraisal Scoping Report (including the list of relevant plans, policies and programmes)
- The Characterisation of the Area Report
- The Baseline Data

Since the approval of the Scoping Report, the government has produced another strategy for sustainable development 'Securing the Future'. It is considered that the sustainability appraisal framework within the Scoping Report is broadly consistent with this strategy.

# 3 APPRAISAL OF THE CORE STRATEGY

## 3.1 Introduction

3.1.1 The Core Strategy is a key development plan document, which identifies the key issues and the social, economic and environmental objectives for the future development of the Borough up to 2022, and a strategy to achieve them. It is central to the delivery of sustainable development and creating sustainable communities. It does not deal with specific development sites, nor does it deal with the most detailed policy issues; these will follow in later documents.

3.1.2 It is therefore essential that sustainability principles were considered from the outset when developing the Core Strategy document. The process of sustainability appraisal has been a useful tool in achieving this, helping to refine the various options through identifying the most sustainable. The stages of the Sustainability Appraisal process are depicted below:

- Development of Scoping Report (approved by Committee in May 2005).
- Collection of baseline indicators and identification of relevant plans, policies and programmes (in line with the development of the Scoping Report)
- Initial sustainability appraisal of Core Strategy 'Issues and options' stage (June / July 2005)
- Sustainability appraisal of Core Strategy 'Preferred Options' stage (January / February 2006)
- Appraisal of additional policies in the Core Strategy submission document (June 2006)

> **SEA DIRECTIVE REQUIREMENT: Adapted from Article 5 – Environmental Report**
> An environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme and reasonable alternatives taking into account the objectives and geographical scope of the plan are identified, described and evaluated.

3.1.3 This report combines the outcome of the sustainability appraisal conducted for the preferred options stage and the further appraisal of additional policies following the production of the Core Strategy submission document. This report should be read in conjunction with the initial sustainability appraisal for the Issues and Options paper, the Scoping Report, the Characterisation of the Area Report and the baseline indicators, which are available on the Council's website.

3.1.4 Consultation formed an important part of the sustainability appraisal process. The Council has maintained a database of consultees, consisting of statutory consultees and many other organisations / individuals who are likely to or have expressed an interest in the development of the document. These individuals / organisations were involved in the development of the Scoping Report, which was available for comment,

and were consulted throughout the production of the Core Strategy. A sustainability appraisal report was made available for comment alongside the document at each stage.

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**SEA DIRECTIVE REQUIREMENT: Adapted from Article 6 – Consultations**

The environmental report shall be made available to the authorities designated by the member states, by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing the plan.

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## 3.2    Core Strategy – Issues and Options – June 2005

3.2.1    The Council produced an early Issues and Options paper for the Core Strategy which was subject to an initial sustainability appraisal. Although not formally required at this stage, the Council felt it important to introduce sustainability considerations at an early point in the process. This helped to eliminate the most unsustainable options early on. The report for this appraisal can be found on the Council's website. The Issues and Options document and Initial Sustainability Appraisal report was consulted upon for a six week period in June / July 2005.

## 3.3    Core Strategy - Preferred Options – January 2006

3.3.1    The Preferred Options document was produced following consultations (with statutory consultees, stakeholders, interested parties identified from previous LDF consultation exercises and the general public) on the Council's 'Issues & Options' document. The comments received, along with the results of the Initial Sustainability Appraisal Report informed the production of the Preferred Options document. This document identified the key elements of the planning framework for Epsom and Ewell and set them out under 7 chapter headings.

1)  Housing
2)  Employment
3)  Natural Environment
4)  Urban Design and the Built Environment
5)  Transport and Infrastructure
6)  Town Centre and other Local Shopping Centres
7)  Community, Recreational and Cultural Facilities

3.3.2    Under these headings, the document set out a series of objectives; some which were identified as being 'preferred' by the Council and a number of alternatives. The document did not contain specific policy wording but was intended to help identify those objectives that would be developed into specific policies at the submission stage.

3.3.3    There were 25 Preferred Option objectives, which are listed below in Table 2. The
        alternative options are listed in Table 3.


Table 2:       List of Preferred Options

| Housing | |
|---|---|
| 1. | Aim to identify sufficient land to deliver the Borough's housing allocation |
| 2. | Focus housing development on previously developed land |
| 3. | Increase the proportion of affordable housing in new developments with the objective that a significant percentage of all new housing provision within the Borough should be affordable |
| 4. | Encourage higher densities in town centres and sustainable locations |
| 5. | Aim to achieve a balance between the range of housing available in relation to the size and types of new dwellings according to local needs |
| | |
| **Employment** | |
| 6. | Maintain mix of employment uses and different sized employment premises to provide for existing and future businesses, where appropriate |
| 7. | Protect and preserve well located employment sites (in sustainable locations) |
| 8. | Aim to support new working methods that limit the need to travel, including working from home where appropriate |
| | |
| **Natural Environment** | |
| 9. | Continue to exercise strict control over development and maintain Green Belt boundaries |
| 10. | Provide and protect appropriate levels of different types of open space for residents, workers and visitors to the Borough |
| 11. | Protect and enhance areas that are nationally, regionally or locally designated as sites of nature conservation interest |
| 12. | Adopt a risk based approach to development in flood risk areas |
| 13. | Seek to protect important habitats and species, and where possible aim to provide opportunities to enhance biodiversity |
| | |
| **Urban Design & the Built Environment** | |
| 14. | Seek to protect and enhance Conservation Areas and the setting of Listed buildings |
| 15. | Provide appropriate protection for sites of archaeological importance, scheduled ancient monuments and future discoveries of archaeological interest |
| 16. | Ensure all aspects of a new development complement and positively contribute to the character of the area |
| 17. | Aim to use good design to incorporate a variety of sustainable elements and principles into new developments |

| | |
|---|---|
| 18. | Aim to use good design to help create safer environments |
| | |
| **Transport & Infrastructure** | |
| 19. | Encourage non-motorised forms of travel |
| 20. | Implement highway safety measures |
| 21. | Ensure infrastructure is provided in advance of, or at least in parallel with, the associated development |
| | |
| **Town Centre & other Local Centres** | |
| 22. | Maintain and encourage a suitable mix of uses in Epsom Town Centre |
| 23. | Safeguard and promote retail facilities in local centres |
| | |
| **Community, Recreational & Cultural facilities** | |
| 24. | Protect, improve and provide community facilities, especially ones that specifically cater for young and old people |
| 25. | Maximise use and accessibility of all community, recreational and cultural facilities, both indoor and outdoor, so all facilities are made as widely available and accessible as possible to all residents and other Borough users |
| | |

Table 3:    List of Alternative Options

| Housing | |
|---|---|
| 1. | Identify land over and above the Borough's housing allocation requirement |
| 2. | Allow for urban extensions in areas with good transport links and other community facilities |
| 3. | Retain the threshold for affordable housing as identified in the current Local Plan (2000) |
| 4. | Encourage higher densities in all new development |
| 5. | Allow developers to decide the size and types of new dwellings |
| | |
| **Employment** | |
| 6. | Adopt a flexible approach allowing the market to dictate what is required in terms of employment space, permitting changes of use and redevelopments to alternative uses |
| 7. | Adopt a flexible approach of permitting employment uses to come forward for other redevelopment to other uses, such as residential |
| 8. | N/A |
| | |
| **Natural Environment** | |
| 9. | Allow for selected Green Belt releases in sustainable locations to meet the need for new housing |
| 10. | N/A |
| 11. | N/A |
| 12. | N/A |
| 13. | N/A |
| | |
| **Urban Design & the Built Environment** | |
| 14. | N/A |
| 15. | N/A |
| 16. | N/A |
| 17. | Encourage developers to introduce sustainable elements into new developments |
| 18. | N/A |
| | |
| **Transport & Infrastructure** | |
| 19. | N/A |
| 20. | N/A |
| 21. | N/A |
| | |
| **Town Centre & other Local Centres** | |
| 22. | Allow the market to direct uses within the town centre |
| 23. | N/A |
| | |

| Community, Recreational & Cultural facilities | |
|---|---|
| 24. | Seek to protect, enhance and provide community facilities, but have no particular focus on any age or people group |
| 25. | Permit organisations to utilise their own facilities, and not make them available to the wider public |
| | |

3.3.4 These objectives were then subject to a sustainability appraisal, the process of which is discussed in more detail in Chapter 3. The Preferred Options document and associated Sustainability Appraisal Report were made available for consultation between 17 January and 28 February 2006. Few consultation comments were received with regards to the Sustainability Appraisal Report. The comments have been identified in Section 4.

## 3.4 Core Strategy – Submission Document – June 2006

3.4.1 Following the 'Issues and Options' and 'Preferred Options' stages, the Core Strategy 'Submission Document' was produced. The development and appraisal of this document is discussed in chapter 4.

# 4    APPRAISAL OF THE PREFERRED OPTIONS DOCUMENT

## 4.1    Methodology

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

Table 4:    Scoring symbols

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

4.1.2    The appraisal process itself is deliberately simple, thus:

**Option  →  Sustainability Objectives  →  Assessment  →  Commentary**

4.1.3   The assessment aims to answer the question- "how does this Option impact on the Borough's ability to meet the relevant sustainability objective in the short, medium and long term?".   **'O'** indicates either uncertainty about the likely impact (for example because of an absence of sufficient background information), or an assessment that it will have "no" or "minimal" impact.

4.1.4   In some cases it was thought that an option might have a negative impact and therefore a possible conflict between the option and the sustainability objective. In this case, an **'X' or 'XX'** is used.   An explanation is provided in the commentary in the final column where the impact is thought to require some further explanation or might have links with other options or issues.   The commentary section has also been used to identify where opportunities may exist to improve the performance of any particular option in relation to sustainability or to identify issues of interpretation.

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

4.1.6   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. What follows is a summary of the performance of the preferred and alternative option objectives against the sustainability objectives.

## 4.2   Summary of the performance of Objectives

### 4.2.1   Housing

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

Objective performed well with no direct negative impacts identified. However in the long term the location of housing will have to be carefully considered with appropriate mitigation to avoid undesirable impacts on the environment. This issue will receive greater attention during the Site Allocations DPD. Consideration also needs to be given to the potential conflict between employment and housing needs.

**Alternative Option 1:** *Identify land over and above the Borough's housing allocation requirement*

Although this option performed well in relation to meeting the need for affordable housing, there were a number of negative impacts, which outweighed the perceived benefits. It is therefore recommended that the Council pursues the preferred option.

**Preferred Option Objective 2:** *Focus housing development on previously developed land (PDL)*

No direct negatives were identified and there were a number of positives. It was noted that PDL is likely to be located in more sustainable locations although care must be taken to identify and protect biodiversity that may exist on brownfield sites.

**Alternative Option 2:** *Allow for urban extensions in areas with good transport links and other community facilities*

This option received both a number of negatives and positives. It performed well in the provision of affordable housing and when regarding the associated benefits a new development may bring such as additional employment opportunities and new community facilities. However it performed poorly on a number of options, particularly those relating to environmental objectives and making the best use of PDL. Overall in sustainability terms it is considered that for the life of the Core Strategy it is more desirable to pursue the preferred option

**Preferred Option Objective 3:** *Increase the proportion of affordable housing in new developments with the objective that a significant percentage of all new housing provision should be affordable*

This option performed well, although a number of negatives were related to the impact that requiring increased numbers of affordable housing would have on other sustainability objectives, for example the production of renewable energy. It is therefore important that some flexibility would be introduced to any resulting policy

**Alternative Option 3:** *Retain the threshold for affordable housing as identified in the current Local Plan (2000)*

This option is 'business as usual' and did not perform as well in appraisal as the preferred option and many of the benefits, although positive were limited, for example enabling all sectors of the workforce to have access to housing. Although this option would the burden on developers enabling a greater pursuit of other sustainability objectives, the need for affordable housing would clearly not be met. Therefore the preferred option is favoured.

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

An option that performed well with no negatives identified. It was noted that the role of design will be important.

**Alternative Option 4:** *Encourage higher densities in all new development*

Although this option performed well, there were fewer positives that the preferred option. There was a concern that some locations may not be as accessible as others and therefore less sustainable, therefore the preferred option is favoured.

**Preferred Option Objective 5:** *Aim to achieve a balance between the range of housing available in relation to the size and types of new dwellings according to local needs*

Another highly sustainable option with no negatives identified.

**Alternative Option 5:** *Allow developers to decide the size and types of new dwellings*

This option did not perform well as it was considered that housing may be produced that does not meet the needs of all sectors of society. The preferred option is therefore favoured

### 4.2.2 Employment

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

A positive option which would help provide a range of employment opportunities for residents

**Alternative Option 6:** *Adopt a flexible approach allowing the market to dictate what is required in terms of employment space, permitting changes of use and redevelopments to alternative commercial uses.*

This option did not perform will with numerous negative outcomes identified. It was considered that an imbalance of uses may be created which may not meet local needs. The preferred option is favoured.

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

The option performed well against the sustainability objectives with no major conflict identified

**Alternative Option 7:** *Adopt a flexible approach of permitting employment uses to come forward to other uses, such as residential*

This option was identified as providing a potential source for housing in the short term although there were concerns that it may create an imbalance and reduce access to employment opportunities increasing the need to travel. Insustainability terms, the preferred option is favoured.

**Preferred Option Objective 8:** *Aim to support new working methods that limit the need to travel, including working from home, where appropriate*

This option provided flexibility and would support the concept of 'smart growth'. It was highlighted that demand for energy may be increased due to the need to heat and light individual homes although the benefits were perceived to outweigh the negatives

### 4.2.3 Natural Environment

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

A positive option. However, it was highlighted that development opportunities are being restricted, particularly in the long term.

**Alternative Option 9:** *Allow for selected Green Belt releases in sustainable locations to meet the need for new housing*

This option performed well regarding the provision of sufficient housing, especially that of an affordable nature, although there were many negatives identified. It was perceived that the negatives outweigh the benefits and the preferred option is favoured.

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

**Preferred Option Objective 11:** *Protect and enhance areas that are nationally, regionally or locally designated sites of nature conservation interest*

**Preferred Option Objective 12:** *Adopt a risk based approach to development in flood risk areas*

**Preferred Option Objective 13:** *Seek to protect important habitats and species, and where possible aim to provide opportunities to enhance biodiversity*

All these preferred options were considered highly sustainable, with many positive influences on the sustainability objectives.

### 4.2.4  Urban Design and the Built Environment

**Preferred Option Objective 14:** *Seek to protect and enhance Conservation Areas and the Setting of Listed Buildings*

This option performed well against some of the sustainability objectives although not so well against some of the others. Development may be restricted in a bid to protect assets, preventing the most efficient use being made of PDL. It may also be difficult to incorporate energy efficient technologies. However good design may help to overcome such issues and the protection of cultural and historical assets makes a positive contribution to long term sustainability.

**Preferred Option Objective 15:** *Provide appropriate protection for sites of archaeological importance, scheduled ancient monuments and future discoveries of archaeological interest*

Again an option where conserving the historic environment may conflict with the need to develop. However it is considered that the benefits from protecting such assets, may outweigh the negative impacts

**Preferred Option Objective 16:** *Ensure all aspects of a new development complement and positively contribute to the character of the area*

This option may reduce amount of development as lower densities may be required, however the benefit to communities of the resulting development would be likely to have a more positive impact

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

One of the most sustainable options put forward for consideration

**Alternative Option 17:** *Encourage developers to introduce sustainable elements into new developments*

Although this option would be favoured over 'no plan' or business as usual' it performed poorly in comparison to the preferred option. Therefore the preferred option should be pursed

**Preferred Option Objective 18:** *Aim to use good design to help create safer environments*

An option that performed well in sustainability terms

### 4.2.5 Transport and infrastructure

**Preferred Option Objective 19:** *Encourage non-motorised forms of travel*

**Preferred Option Objective 20:** *Implement highway safety measures*

**Preferred Option Objective 21:** *Ensure infrastructure is provided in advance of, or at least in parallel with the associated development*

All three of these options performed well in sustainability terms and should therefore be developed into worded policies at the submission stage

### 4.2.6 Town Centre and other local centres

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

An option which would help deliver sustainability objectives helping to create vibrant communities

**Alternative Option 22:** *Allow the market to direct uses within the town centre*

Although some positive aspects this option may lead to imbalance of uses. The preferred option is therefore favoured.

**Preferred Option Objective 23:** *Safeguard and promote retail facilities in local centres*

Highly sustainable with no negatives identified

### 4.2.7 Community, recreational and cultural facilities

**Preferred Option Objective 24:** *Protect, improve and provide community facilities, especially ones that specifically cater for young and old people*

A highly sustainable option which is very inclusive

**Alternative Option 24:** *Seek to protect, enhance and provide community facilities, but have no particular focus on any age or people group*

A sustainable option although is not considered to address local needs as effectively as the preferred option

**Preferred Option Objective 25:** *Maximise use and accessibility of all community, recreational and cultural facilities, both indoor and outdoor, so all facilities are made as widely available and accessible as possible to all residents and other Borough users*

A sustainable option which makes the best use of land and will help reduce the need to travel

**Alternative Option 25:** *Permit organisations to utilise their own facilities, and not make them available to the wider public*

The preferred option is favoured for the reasons mentioned above

4.2.8 In summary, the appraisal concluded that all of the sustainability objectives were furthered by one or more of the options. In terms of Preferred Options, those highlighting development within accessible areas, safeguarding the Green Belt and promoting alternatives to the private car for transport performed consistently highly.

### 4.2.9 Consultation Comments

Following the consultation period on the Preferred Options document and Sustainability Appraisal, a few comments were received which are outlined below:

- The Highways Agency were pleased to see that transport sustainability had been included in the Sustainability Appraisal
- English Nature disagreed with the positive influence allocated to Preferred Option 1 (*Aim to identify sufficient land to deliver the Borough's housing allocation)* against sustainability objective 9 (To conserve and enhance biodiversity within the plan area). English Nature were of the opinion that in the short term, housing development may have a negative impact on biodiversity. However, the Council consider that in the short term, development may be directed away from more sensitive areas, helping to preserve biodiversity. The appraisal has been amended to a neutral mark with comment alongside, and mitigating measures to preserve biodiversity are considered in the following section.
- English Nature have also commented, with reference to Preferred Option 9 (Continue to exercise strict control over development and maintain Green Belt

boundaries) and sustainability objective 9 (To conserve and enhance biodiversity within the plan area), that brownfield sites may be more biodiverse than green field sites, especially those that are intensively farmed. In response a comment has been made in the appraisal to highlight the value of brownfield biodiversity. It is may also be noted, that there is limited farmland within the Borough.

- Thames Water were in support of Preferred Option 21

## 4.3 Potential Conflict and Proposed Mitigation Measures

4.3.1 As noted above, during the appraisal, a number of potential conflicts between options were identified. It is rarely possible to eliminate all conflicts between planning objectives, therefore it was crucial to identify where conflicts are likely to exist and devise options that reduce these conflicts. A few of these likely significant impacts and suggested mitigating measures have been identified below (Table 5). The table also includes proposals to enhance positive impacts of the options.

Table 5: Conflict and Mitigation

| CONFLICTS | MITIGATION |
|---|---|
| New development may impact negatively on environmental objectives. | Careful consideration of the location of development – direct away from the most sensitive areas. The requirement of sustainability principles in the design and construction of buildings should assist in reducing impacts |
| Demand for housing may lead to losses of employment land | Ensure that policies are in place to protect suitable levels of sustainably located employment sites. This is particularly important considering the current strength of the housing market |
| New development may affect biodiversity and biodiversity interests are likely to restrict the availability of sites for development, as are other protected areas. | Using section 106 Agreements, promote the safeguarding of existing habitats where appropriate and the creation of new habitats. Sequential tests may be used to identify the most sustainable sites for development taking account of biodiversity (including biodiversity in brownfield sites) |
| Protecting Green Belt boundaries may restrict development opportunities | Ensure efficient use is made of previously developed land. Monitoring to ensure that housing targets are being met |
| Cost of providing energy renewal on affordability of housing | If developed as policy, it might be preferable to focus on larger sites for affordable housing to enable developers to get bulk purchase discounts on energy efficient technology. In the long term the costs may decrease. |
| Cost of developing previously developed land may decrease the provision of affordable housing, particularly if remediation of the site is required. | Assess sites on an individual basis. However, the development of brownfield sites helps to preserve the Borough's open spaces |
| Home working may not lead to the most efficient use of energy | Equip homes with energy efficient technologies |
| Impact of introducing and encouraging energy efficient developments / use of | Cultural/historical assets may be damaged; directly, through building works or, indirectly, |

| | |
|---|---|
| renewable energy on cultural assets. | through additional costs associated with the introduction of these technologies. High quality design can help to off set any negative impacts on the setting of Conservation Areas and Listed Buildings. Improvements in technology over time may lead to more visually discrete installations. |
| Developers may be "encouraged" to develop at lower densities in an attempt to avoid crossing a threshold which would otherwise require an affordable housing provision. | This can be addressed at the policy making stage by introducing policies preventing the forced subdivision of sites and development at less than optimal densities. |
| 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. | Measures should be incorporated to promote sustainable construction, waste management, water management and drainage (SUDS). |

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

# 5 APPRAISAL OF THE CORE STRATEGY SUBMISSION DOCUMENT

5.1.1 Responses from the consultation on the Preferred Options document and sustainability appraisal, have informed the preparation of the final draft of the Core Strategy to be submitted to the Secretary of State for examination. The sustainability appraisal at the Preferred Options stage provided a valuable source of information for selecting which objectives would be developed into policies for this submission document. It was also useful for helping to identify any potential conflicts between policies and possible mitigation measures which have been taken on board when developing the document.

5.1.2 The most sustainable objectives identified through the Preferred Options appraisal have been carried forward to the Submission Document and developed into policies. It is considered unnecessary to re-appraise these policies as they have resulted directly from the preferred options objectives. Appendix 3 shows the comparison between the Preferred Options and the subsequent policies which have been developed.

5.1.3 However, the consultation responses also raised a number of issues which led to the development of four additional policies. It was essential that these additional policies were appraised in the same manor to ensure they would also contribute towards the sustainable development objectives. The policies that were introduced are:

5.1.4 **Submission Policy CS 1**: Creating Sustainable Communities in the Borough:

The Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements necessary to achieve sustainable development – both in Epsom and Ewell, and more widely. Changes should protect and enhance the natural and built environments of the Borough and should achieve high quality sustainable environments for the present, and protect the quality of life of future, generations.

5.1.5 **Submission Policy CS 12:** Gypsy and Travellers:

Provision will be made for additional gypsy and traveller sites within the Borough if required following the completion both of joint studies with neighbouring authorities to assess the level of unmet need, and site investigation studies to determine appropriate specific locations as part of the site allocations DPD. Full account will be taken of any unused capacity existing at current sites.

5.1.6 The principles of new provision to meet permanent accommodation needs will be:
1) To ensure that the continued use of existing authorised gypsy sites is not prejudiced by unsuitable development in the vicinity;
2) To examine the opportunities that may exist for the extension of existing sites;
3) To identify additional sites that have reasonable and suitable access to services and facilities, including health and education, and which satisfy the following criteria:
- the development has no adverse impact on the visual amenity of the Green Belt;
- it's use would not seriously harm the residential amenities or operational efficiency of neighbouring properties;
- it can be assimilated visually into the surrounding area by means of landscaping, layout and design, and it does not therefore have a detrimental impact on the character and appearance of the wider landscape;
- it is provided with appropriate on-site communal support facilities;
- it does not prejudice highway safety or efficiency;
- it meets other environmental protection policies in the development plan.

The criteria in part 3 of this policy will be used in the interim period pending the Site Allocations DPD to assess the suitability of sites should a planning application for a new gypsy site be submitted to the Council

5.1.7 **Submission Policy CS 13:** Development of Additional Employment Floorspace:

The Council will allow for the development of additional suitable employment floorspace. Locations within the designated business / employment areas will be preferred. The Council will support more efficient use being made of existing sites and premises which are not fully used because they are unsuited to modern business needs

5.1.8 **Submission Policy CS 15:** Open Space, Sport and Outdoor Recreation:

The Council will aim to provide the required quantity, and improve the quality, of sports and recreational facilities throughout the Borough, and improve access to them

On all new residential developments there will be a requirement for open space and recreational provision in accordance with the details set out in the Supplementary Planning Document that will accompany this Core Strategy. This policy will apply to all new residential developments within the Borough where quantitative or qualitative deficiency of open space or recreational provision exists, or where development would lead to such a deficiency.

Where it is impractical or inappropriate to provide the open space within the housing scheme, the Council will expect a financial contribution from the developer to allow an alternative means of provision or enhancement. The nature and extent of that contribution will be governed by the formulae set out in the Council's Open Space and Recreational Facilities SPD, the identification of needs in the 2006 Epsom and Ewell Open Space Audit, and other evidence as appropriate.

## 5.2 Appraisal of the additional Submission Document policies

5.2.1 The technique adopted for the Sustainability Appraisal was the same as for the Preferred Options appraisal stage. The appraisal was iterative with policy wording being modified to reflect comments raised in the appraisal. The resulting policies generally performed well, contributing towards the sustainability objectives. The main issues are summarised below, with the mitigating measures also being highlighted. All full copy of the appraisal of these policies can be found in Appendix 4.

## 5.3 Summary of the performance of additional policies

5.3.1 **Submission Policy CS 1**: Creating Sustainable Communities in the Borough

Being a broad overarching policy, it is not surprising that this policy performed well on all of the sustainability objectives. With such a general policy, it is difficult to accurately assess the potential impacts / conflicts that may arise. However these are identified through the appraisal of the other 18 Core Strategy policies, which are all in conformity with, and will help to deliver the objectives of the overarching sustainability policy.

5.3.2 **Submission Policy CS 12**: *Gypsy and Travellers*

This was a generally positive policy, although there were a few potential negative impacts identified. The policy would help to ensure that the opportunity was available for people to live in accordance with their needs, which is of benefit to wellbeing and helps to reduce social exclusion. In the short term it was considered that the use of existing sites could be maximised although there may be the need to designate additional sites. This may have a negative impact on biodiversity and increase pollution. To mitigate this,

the policy requires that a new site must 'meet other environmental protection policies in the development plan'.

5.3.3 **Submission Policy CS 13:** Development of Additional Employment Floorspace

A sustainable policy that may have many potential benefits towards the sustainability objectives, helping to increase the range of employment opportunities to meet the needs of the economy. The potential conflict between the need for residential and employment land was highlighted. This situation requires careful monitoring to ensure the Core Strategy policies are providing adequately for both needs.

5.3.4 **Submission Policy CS 15:** Open Space, Sport and Outdoor Recreation

A positive policy, which will help to further many of the sustainability objectives. It will help improve the quality of open spaces, their accessibility and can improve the biodiversity of the area. A slight negative was identified in that the provision of open space may reduce the amount of housing that can be delivered. However, it is considered that the positive contributions this policy makes will outweigh this factor.

# 6    MONITORING AND IMPLEMENTATION

6.1.1   The Local Development Framework for Epsom and Ewell Borough Council is designed to be a flexible portfolio of different documents which can be kept relevant and up to date through a rolling process of review and amendment. Careful monitoring will help to evaluate how the development plan is performing and identify where adjustments need to be made to tailor the documents to the needs of the local area.

> **SEA DIRECTIVE REQUIREMENT: Adapted from Article 10 – Monitoring**
>
> **The significant environmental effects of the implementation of plans and programmes should be monitored in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action**

6.1.2   Government guidance[4] specifies that monitoring arrangements should be designed to highlight significant effects of policy, especially effects which differ from those that were predicted, and to provide a useful source of baseline information for the future.

6.1.3   Following its adoption, monitoring of the Core Strategy will take place throughout the year, which will be reported annually as part of the Council's Annual Monitoring Report, required under the Local Development Framework regime.  The indicators attached to the Core Strategy policies will be valuable in assessing how well the plan is performing, and how it is contributing towards sustainable development.  This reporting will help identify where adjustments need to be made, and will inform future reviews of the plans and policies within the Local Development Framework.

6.1.4   In addition it is important to address the impact the plan is having on sustainability objectives. Government guidance advises that the AMR should also incorporate Sustainability Appraisal monitoring which will help satisfy the requirements of the Sustainability Appraisal process and the SEA Directive. This additional monitoring will be useful to answer questions such as:
- Were the assessment's predictions of sustainability effects accurate?
- Is the plan contributing to the achievement of desired sustainability appraisal objectives and targets?
- Are mitigation measures performing as well as expected?
- Are there any adverse effect? If so, are these within acceptable limits, or is remedial action desirable?

6.1.5   It is important to establish a monitoring framework which is manageable and focuses on the key sustainability issues facing the Borough. At the Scoping Stage, a number of indicators were drafted and consulted upon for each of the sustainability objectives. Many of these have been included in the Core Strategy Submission document so will be

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[4] Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM 2005

automatically reported on in the AMR. However, to assess further the document's impact on sustainability objectives, an additional number of these have been selected, and will be adapted where appropriate, monitored, and also be reported in the AMR. The selection of these key indicators was informed by the outcome of the appraisal of the Core Strategy and they will therefore help to identify whether the significant effects foreseen were accurately predicted.

6.1.6 Expanding on the existing monitoring arrangements for the Local Development Framework in this way will help to ensure the process is streamlined, duplication is avoided and that resources are used efficiently.

6.1.7 Table 6 identifies the indicators that will appear in the AMR to monitor the effect of the Core Strategy, following its adoption, upon the key sustainability issues affecting the Borough. The indicators relate to those detailed in the Core Strategy Submission document (which will appear in *italics)* and a number of additional indicators that will help to measure key sustainability objectives.

6.1.8 The key sustainability issues affecting the Borough were identified in the Scoping Report following an analysis of the Characterisation of the Area Report and baseline data. A summary of these key issues is provided below under the four sustainability headings:

6.1.9 <u>Social Progress that Recognises the Needs of Everyone</u>

- House prices in the Borough are high and are continuing to rise. There is a shortage of affordable homes which needs to be addressed
- There is a need to ensure access to health care facilities, particularly when considering the Borough has an ageing population
- The protection of community, recreational and leisure facilities is important
- Transport issues are a priority such as reducing congestion and the use of the private car

6.1.10 <u>Effective Protection of the Environment</u>

- There is a need to ensure that the character of the countryside and attractive townscapes are protected and that biodiversity is not adversely affected by development
- The issue of climate change must be addressed; development needs to withstand some of the effects that may arise from climate change, and must reduce the amount of greenhouse gases that are emitted

6.1.11 <u>Maintenance of High and Stable Levels of Economic Growth</u>

- It is important the strength of the economy is maintained, through the protection of suitable employment land
- There is a need to protect and enhance the vitality and viability of Epsom Town Centre

6.1.12 <u>Prudent Use of Natural Resources</u>

- Waste minimisation, the efficient use of energy and the production of sustainable energy needs to be encouraged
- To safeguard the water environment, efficient use needs to be made of water and sustainable drainage arrangements provided

Table 6:    Core Strategy Sustainability Indicators

| | Significant Sustainability Issues Identified and Core Strategy policy which will help to address this | Proposed Indicator |
|---|---|---|
| **Social Progress that Recognises the Needs of Everyone** | Affordable housing<br>Policy CS 11 | • *Annual number of affordable dwellings provided as part of completed developments and as a proportion of the total completions*<br>• *Annual numbers of social rented and other types of affordable housing, and as a proportion of the total completions* |
| | Previously developed land<br>Policy CS 10 | • Percentage of dwellings built on previously developed land<br>• The amount of commercial development built on previously developed land in urban areas |
| | Access to facilities (for example educational, recreational , healthcare)<br>A combination of policies: CS 10, 15, 16, 19 | • Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre (adapted indicator) |
| | Transport<br>Policy CS 19 | • *Amount of section 106 monies collected towards transport / travel improvements*<br>• Number of travel plans produced in association with new developments? |
| **Effective Protection of the Environment** | Protecting the character of the environment<br>A combination of policies: CS 2, 4, 6 & 7 | • *Number of Conservation Areas in the Borough and percentage where appraisals have been completed*<br>• *Amount and range of open space provided in the Borough relative to requirements set out in the most recent open space study* |
| | Biodiversity<br>Policy CS 5 | • *Number of new developments incorporating biodiversity features*<br>• *Number of other Council initiatives and schemes aimed at increasing biodiversity*<br>• *% of SSSI which meets the Public Service Agreement (Government has a  PSA target that 95% of the SSSIs should be in a favourable or recovering condition by 2010)* |

| | | |
|---|---|---|
| **Maintenance of High and Stable Levels of Economic Growth** | Employment land<br>Policy CS 13 | • *Employment land supply by type*<br>• *Losses of employment land in i) employment areas ii) Epsom and Ewell Borough* |
| | Town centre<br>Policy CS 17 | • *Amount and percentage of completed residential, business and cultural/leisure development within the town centre*<br>• *Amount of retail floorspace gained/lost within town centre, and percentage within defined primary or secondary shopping areas* |
| **Prudent Use of Natural Resources** | Efficient use of natural resources<br>Policy CS 8 | • Installed capacity for energy production from renewable sources (MWe) |
| | Water resources<br>Policy CS 8 | • *Number of planning permissions granted contrary to Environment Agency advice on flood risk*<br>• The number of dwellings incorporating Sustainable Urban Drainage systems (adapted indicator) |

# 7  CONCLUSION

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

7.1.2  This document sets out the results of the appraisal of the Preferred Options, stage and the appraisal of the policies introduced at the drafting of the Submission Document. The appraisal process provided a valuable method to help identify key policy objectives, eliminate undesirable options, identify potential conflicts and assist with the development of specific policy wording. The appraisal has been subject to an independent review by a consultant and representatives from some of the other East Surrey districts.

7.1.3  This report demonstrates how sustainability has been at the heart of the production of the Core Strategy and its resulting policies and is submitted alongside as a supporting document.

7.1.4  In this exercise, the most sustainable objectives have been identified which have consequently been developed into policies in the Submitted Core Strategy Document. A number of instances of conflict were identified and the study has been useful in suggesting measures 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. Other policies may be a valuable tool to ensure that potential negative impacts are avoided or that suitable mitigation measures are required.

# 8    REFERENCES

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

UK Government Sustainable Development Strategy – Securing the Future, DETR, March 2006

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

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

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

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

## Appendix 1    Plans and programmes influencing the Local Development Framework

**INTERNATIONAL**

The Johannesburg Declaration on Sustainable Development
European Spatial Development Perspective (97/150/EC)
European Habitats Directive (Special Areas of Conservation (SACs)) (92/43/EEC)
European Birds Directive (79/409/EEC)
European Nitrates Directive
European Air Quality Directive
European Water Framework Directive (2000/60/EC)
The Water Framework Directive and Planning, Initial Advice to Planning Authorities in England and Wales (2006)
European Waste Framework Directive
European Environmental Impact Assessment Directive (97/11/EC)
European Strategic Environmental Assessment Directive (2001/42/EC)
European Energy Performance of Buildings Directive (2002/91/EC)
European Noise Directive (2001/14/EC)
Aarhus Convention 1998 (UN Economic Commission for Europe (UNECE) Convention on Access to Information, Public Participation in Decision- Making and Access to Justice in Environmental Matters
European Union Sixth Environmental Action Plan (2001)
Kyoto Protocol on Climate Change
United Nations Convention on Human Rights

**NATIONAL**

Securing the Future – UK Sustainable Development Strategy (March 2005)
Sustainable Communities Plan
Urban White Paper
Rural White Paper (2000)
UK Biodiversity Action Plan (1994)
Working with the Grain of Nature: A Biodiversity Strategy for England (October 2002)
Rural Strategy (2004)
Farming and Food Strategy
Energy White Paper
National Air Quality Strategy
Aviation White Paper – The Future of Air Transport
10 Year Transport Plan (2000)
White Paper on the Future of Transport: A Network for 2030 (July 2004)
UK Climate Change Programme

Water Act 2003
Waste Strategy for England and Wales (2000)
The Historic Environment: A Force for our Future
Planning Policy Statement 1: Delivering Sustainable Development (2005)
Planning Policy Guidance 2: Green Belts (1995)
Planning Policy Guidance 3: Housing (2000; Paras. 18, 36, 42a & Annex B updated 2005)
Consultation Draft Planning Policy Statement 3: Housing
Circular 6/98 Planning and Affordable Housing
Planning Policy Guidance 4: Industrial & Commercial Development and Small Firms (1992)
Planning Policy Statement 6: Planning for Town Centres (March 2005)
Planning Policy Statement 7: Sustainable Development in Rural Areas (2004)
Planning Policy Guidance 8: Telecommunications (2001)
Planning Policy Statement 9: Biodiversity and Geological Conservation
Planning Policy Statement 10: Planning and Sustainable Waste Management (2005)
Planning Policy Statement 12: Local Development Frameworks (2004)
Planning Policy Guidance 13: Transport (2001)
Planning Policy Guidance 14 : Development on Unstable Land
Planning Policy Guidance 15: Planning and the Historic Environment (1994)
Planning Policy Guidance 16: Archaeology and Planning (1990)
Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation (2003), and Companion Guide: Assessing Needs and Opportunities.
Planning Policy Guidance 18: Enforcing Planning Control (1991)
Planning Policy Guidance 19: Outdoor Advertisement Control (1992)
Planning Policy Guidance 21: Tourism (1992)
Planning Policy Statement 22: Renewable Energy (2004) and Companion Guide
Planning Policy Statement 23: Planning and Pollution Control (2004)
Planning Policy 24: Planning and Noise (1994)
Consultation Draft Planning Policy Statement 25: Development and Flood Risk
Circular 22/91 – Travelling Showpeople
Circular 1/06 – Planning for Gypsy and Traveller Caravan Sites
Game Plan – A Strategy for Delivering Government Sport and Physical Activity Objectives (2002)
The Framework for Sport in England (2004)
Circular 5/05 – Planning Obligations
ABI The Vulnerability of UK Property to Windstorm Damage (2003

**REGIONAL**

Draft South East Plan (March 2006)
Regional Planning Guidance for the South East (RPG9, 2001)
Regional Transport Strategy (2004)
Regional Housing Strategy (2006)
Regional Economic Strategy (2002)
Regional Waste Strategy (Draft 2004)

Regional Strategy for Energy Efficiency and Renewable Energy 2004
Integrated Regional Framework (2004)
Social Inclusion Statement (SEERA and Partners, 2002)
Action for Biodiversity in South East England (SE England Biodiversity Forum, 2001)
The Cultural Cornerstone: A Strategy for the Development of Cultural Activity & its Benefits in the South East (June 2001)
The Cultural Agenda: Realising the Cultural Strategy of the South East (November 2002)
Mission: Possible - The South East Plan for Sport 2004-2008
West Sussex Structure Plan (Oct 2004)
London's Spatial Development Strategy (2004)


**COUNTY**

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West Sussex Structure Plan (Oct 2004)
London's Spatial Development Strategy (2004)
Surrey Structure Plan (Dec 2004)
Surrey 2020 – Community Strategy for Surrey
Surrey Hills Area of Outstanding Beauty Management Plan
Surrey Economic Development Action Plan
Surrey Education Service Strategy
Surrey School Organisation Plan 2003/4 – 2008/9
Surrey's Medium Term Strategy for Adults and Community Care
Surrey Biodiversity Action Plan
Surrey Cultural Strategy
Surrey Local Government Association Key Worker Strategy – Housing to Underpin Economic Success
Surrey Economic Partnership (SEP) Economic Strategy
Infrastructure and Amenity Requirements to Support New Developments – A Good Practice Guide to Provision in Surrey (2002)
Surrey Heritage Strategy
Surrey Provisional Local Transport Plan 2006/7 –2010/11
Surrey Local Transport Plan – Annual Progress Report 2005
Surrey Minerals Local Plan
Surrey Rural Strategy
Surrey Sports Strategy
Surrey Waste Local Plan

Parking Strategy for Surrey (2003)
Surrey Draft Crime and Disorder Reduction Strategy 2005-2008/9
Surrey Design Guide (2001)
Future of Surrey's Landscape and Woodlands (1997)


**LOCAL**

Epsom and Ewell Corporate Plan 2003-2007
Epsom and Ewell Community Strategy 2003
Epsom and Ewell Housing Strategy 2002-2007
Epsom and Ewell Community Safety Strategy 2005-2008
Epsom and Ewell Leisure Strategy 2002
Epsom and Ewell Health Strategy

## Appendix 2    Sustainability Appraisal of 'Preferred Options' Document

<table>
<tr><td colspan="5"><strong>A    HOUSING</strong><br><br><strong>Preferred Option Objective 1:</strong><br>Aim to identify sufficient land to deliver the Borough's housing allocation</td></tr>
<tr><td rowspan="2"><strong>Sustainability Appraisal Objectives</strong></td><td colspan="3" align="center"><strong>Assessment</strong></td><td rowspan="2"><strong>Comments/ Proposed Mitigation</strong></td></tr>
<tr><td><strong>Short Term</strong></td><td><strong>Medium Term</strong></td><td><strong>Long Term</strong></td></tr>
<tr><td>1.   To   provide   sufficient housing  to  enable  people  to live in a home suitable to their needs  and  which  they  can afford.</td><td>✓✓</td><td>✓✓</td><td>✓✓</td><td></td></tr>
<tr><td>2. To facilitate the improved health  and  wellbeing  of  the whole   population,   including enabling   people   to   stay independent.</td><td>✓</td><td>✓</td><td>✓</td><td></td></tr>
<tr><td>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.</td><td>✓</td><td>✓</td><td>✓</td><td>Provision of adequate housing of suitable type, size and affordability will help to alleviate social exclusion</td></tr>
<tr><td>4. To create and maintain safer   and   more   secure communities.</td><td>✓</td><td>✓</td><td>✓</td><td>Need to ensure new development accords with Designing Out Crime principles</td></tr>
<tr><td>5. To minimise the harm from flooding</td><td>O</td><td>O</td><td>O</td><td></td></tr>
<tr><td>6. To make the best use of previously developed land and existing   buildings, encouraging   sustainable construction</td><td>✓</td><td>O</td><td>O</td><td></td></tr>
<tr><td>7.   To   reduce   land contamination and safeguard soil quality and quantity</td><td>✓</td><td>O</td><td>O</td><td>Short term - Through the use of PDL contaminated land will be identified and remediated</td></tr>
<tr><td>8.  To  ensure  air  quality continues  to  improve  and noise/light   pollution   is reduced.</td><td>O</td><td>O</td><td>O</td><td></td></tr>
<tr><td>9. To conserve and enhance</td><td>O</td><td>O</td><td>O</td><td>Short term -</td></tr>
</table>

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

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

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

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

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

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

| | Short Term | Medium Term | Long Term | |
|---|---|---|---|---|
| the need for travel by car/lorry. | | | | the possibility of use of sustainable transport |
| 12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport]. | O | O | O | Tenuous link - see 11 above |
| 13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them. | ✓ | ✓ | ✓ | PDL more likely to located near employment land |
| 14. Provide for appropriate commercial development opportunities to meet the needs of the economy. | O | O | O | Need to balance residential and commercial development |
| 15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas]. | O | O | O | Need to balance residential and commercial development |
| 16. Balancing the needs for employment and housing to reduce the need to travel. | O | O | O | Need to balance residential and commercial development |
| 17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | O | O | O | |
| 18. To reduce waste generation and disposal, and achieve the sustainable management of waste. | O | O | O | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | O | O | O | Potentially positive but dependent on location of PDL |
| 20. To increase energy efficiency | O | O | O | |
| 21. To increase the production and use of renewable energy/fuels. | O | O | O | |

| Alternative Option 2: Allow for urban extensions in areas with good transport links and other community facilities | | | | |
|---|---|---|---|---|
| **Sustainability Appraisal Objectives** | **Assessment** | | | **Comments/ Proposed Mitigation** |
| | **Short Term** | **Medium Term** | **Long Term** | |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford. | ✓ | ✓ | ✓ | Will help to deliver housing with the potential of additional affordable units |
| 2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent. | X | X | X | Would lead to loss of publicly perceived valuable open space. |

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

| | Short Term | Medium Term | Long Term | |
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| priority regeneration areas]. | | | | segregated |
| 16. Balancing the needs for employment and housing to reduce the need to travel. | ✓ | ✓ | ✓ | See 13 above |
| 17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | O | O | O | |
| 18. To reduce waste generation and disposal, and achieve the sustainable management of waste. | O | O | O | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | X | X | X | Depends on location of urban extension. Increasing quantity of hard surfaces. |
| 20. To increase energy efficiency | O | O | O | |
| 21. To increase the production and use of renewable energy/fuels. | ✓ | ✓ | ✓✓ | Larger developments will create greater opportunities for renewable energy generation on site |

**Preferred Option Objective 3:**
Increase the proportion of affordable housing in new developments with the objective that a significant percentage of all new housing provision within the Borough should be affordable

| Sustainability Appraisal Objectives | Assessment | | | Comments/ Proposed Mitigation |
|---|---|---|---|---|
| | Short Term | Medium Term | Long Term | |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford. | ✓✓ | ✓✓ | ✓✓ | |
| 2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent. | ✓✓ | ✓✓ | ✓✓ | |
| 3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community. | ✓✓ | ✓✓ | ✓✓ | |
| 4. To create and maintain safer and more secure communities. | O | O | O | |
| 5. To minimise the harm from flooding | O | O | O | |
| 6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction | X | X | X | Costs related to the development of PDL could lead to reduction of affordable housing provision |

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| 7. To reduce land contamination and safeguard soil quality and quantity | X | X | X | Costs related to the remediation of PDL could lead to reduction of affordable housing provision |
| 8. To ensure air quality continues to improve and noise/light pollution is reduced. | O | O | O | |
| 9. To conserve and enhance biodiversity within the plan area | O | O | O | |
| 10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors. | O | O | O | |
| 11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry. | ✓✓ | ✓✓ | ✓✓ | Increase the possibility for people to purchase a home near their place of work |
| 12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport]. | O | O | O | Tenuous link – see 11 above |
| 13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them. | ✓✓ | ✓✓ | ✓✓ | Ensuring all sectors of the workforce have access to local housing |
| 14. Provide for appropriate commercial development opportunities to meet the needs of the economy. | O | O | O | |
| 15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas]. | O | O | O | |
| 16. Balancing the needs for employment and housing to reduce the need to travel. | ✓ | ✓ | ✓ | Increase the possibility for people to purchase a home near their place of work |
| 17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | O | O | O | |
| 18. To reduce waste generation and disposal, and achieve the sustainable management of waste. | O | O | O | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | O | O | O | |
| 20. To increase energy efficiency | X | X | O | Costs related to the |

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

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

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

| | | | | developers resulting in greater funds available for other purposes |
|---|---|---|---|---|
| 21. To increase the production and use of renewable energy/fuels. | ✓ | ✓ | ✓✓ | Current policy places fewer financial demands on developers resulting in greater funds available for other purposes |

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

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

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

| | Short Term | Medium Term | Long Term | |
|---|---|---|---|---|
| the benefit of both residents and visitors. | | | | |
| 11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry. | O | O | O | See 10 above |
| 12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport]. | O | O | O | See 10 above |
| 13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them. | O | O | O | See 10 above |
| 14. Provide for appropriate commercial development opportunities to meet the needs of the economy. | O | O | O | |
| 15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas]. | O | O | O | |
| 16. Balancing the needs for employment and housing to reduce the need to travel. | O | O | O | See 10 above |
| 17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | O | O | O | Higher densities may lead to a more efficient use of resources |
| 18. To reduce waste generation and disposal, and achieve the sustainable management of waste. | O | O | O | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | O | O | O | See 9 above |
| 20. To increase energy efficiency | ✓ | ✓ | ✓✓ | Greater scope for energy efficient installations |
| 21. To increase the production and use of renewable energy/fuels. | ✓ | ✓ | ✓✓ | See 20 above |

**Preferred Option Objective 5:**
Aim to achieve a balance between the range of housing available in relation to the size and types of new dwellings according to local needs

| Sustainability Appraisal Objectives | Assessment | | | Comments/ Proposed Mitigation |
|---|---|---|---|---|
| | Short Term | Medium Term | Long Term | |
| 1. To provide sufficient housing to enable people to live in a home | ✓ | ✓ | ✓ | Providing a mix of housing can help |

| | | | | |
|---|---|---|---|---|
| suitable to their needs and which they can afford. | | | | provide suitable homes, but not necessarily affordable |
| 2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent. | ✓ | ✓ | ✓ | See 1 above |
| 3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community. | ✓ | ✓ | ✓ | Mix of housing can help alleviate social exclusion. Access to facilities will be dependent on location |
| 4. To create and maintain safer and more secure communities. | O | O | O | |
| 5. To minimise the harm from flooding | O | O | O | |
| 6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction | O | O | O | |
| 7. To reduce land contamination and safeguard soil quality and quantity | O | O | O | |
| 8. To ensure air quality continues to improve and noise/light pollution is reduced. | O | O | O | |
| 9. To conserve and enhance biodiversity within the plan area | O | O | O | |
| 10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors. | O | O | O | |
| 11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry. | ✓ | ✓ | ✓ | Mix of housing throughout the Borough may lead to a reduction of the need to travel due to greater choice of locations to live |
| 12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport]. | O | O | O | |
| 13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them. | O | O | O | |
| 14. Provide for appropriate commercial development | O | O | O | |

| | Short Term | Medium Term | Long Term | |
|---|---|---|---|---|
| opportunities to meet the needs of the economy. | | | | |
| 15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas]. | O | O | O | |
| 16. Balancing the needs for employment and housing to reduce the need to travel. | ✓ | ✓ | ✓ | See 11 above |
| 17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | O | O | O | |
| 18. To reduce waste generation and disposal, and achieve the sustainable management of waste. | O | O | O | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | O | O | O | |
| 20. To increase energy efficiency | O | O | O | |
| 21. To increase the production and use of renewable energy/fuels. | O | O | O | |

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

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

| use of renewable energy/fuels. | | | | |
|---|---|---|---|---|

<br>

<table>
<tr><td colspan="5" style="background:red"><b>B    EMPLOYMENT</b><br><br><b>Preferred Option Objective 6:</b><br>Maintain mix of employment uses and different sized employment premises to provide for existing and future businesses, where appropriate</td></tr>
</table>

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

| 12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport]. | ✓ | ✓ | ✓ | See 11 above |
|---|---|---|---|---|
| 13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them. | ✓✓ | ✓✓ | ✓✓ | |
| 14. Provide for appropriate commercial development opportunities to meet the needs of the economy. | ✓✓ | ✓✓ | ✓✓ | |
| 15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas]. | ✓ | ✓ | ✓ | Providing for future needs (location dealt with in objective 7) |
| 16. Balancing the needs for employment and housing to reduce the need to travel. | ✓✓ | ✓✓ | ✓✓ | |
| 17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | O | O | O | |
| 18. To reduce waste generation and disposal, and achieve the sustainable management of waste. | O | O | O | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | O | O | O | |
| 20. To increase energy efficiency | O | O | O | |
| 21. To increase the production and use of renewable energy/fuels. | O | O | O | |

| **Alternative Option 6:** Adopt a flexible approach allowing the market to dictate what is required in terms of employment space, permitting changes of use and redevelopments to alternative commercial uses | | | | |
|---|---|---|---|---|
| **Sustainability Appraisal Objectives** | **Assessment** | | | **Comments/ Proposed Mitigation** |
| | **Short Term** | **Medium Term** | **Long Term** | |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford. | O | O | O | |
| 2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent. | X | X | X | Market-led development may not meet local needs |
| 3. To reduce poverty and social exclusion by improving and | X | X | X | See 3 above |

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

| | Short Term | Medium Term | Long Term | |
|---|---|---|---|---|
| 18. To reduce waste generation and disposal, and achieve the sustainable management of waste. | O | O | O | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | O | O | O | |
| 20. To increase energy efficiency | O | O | O | |
| 21. To increase the production and use of renewable energy/fuels. | O | O | O | |

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

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

| Alternative Option 7: Adopt a flexible approach of permitting employment uses to come forward for other redevelopment to other uses, such as residential | | | | |
|---|---|---|---|---|
| Sustainability Appraisal Objectives | Assessment | | | Comments/ Proposed Mitigation |
| | Short Term | Medium Term | Long Term | |
| 1. To provide sufficient housing to | ✓ | O | O | In the short term, |

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

| | Short Term | Medium Term | Long Term | |
|---|---|---|---|---|
| training and education, and access to them. | | | | unknown in the longer term |
| 14. Provide for appropriate commercial development opportunities to meet the needs of the economy. | X | O | O | See 13 above |
| 15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas]. | X | X | X | Market will dictate the location and quantity of commercial development, not need |
| 16. Balancing the needs for employment and housing to reduce the need to travel. | X | X | X | See 15 above |
| 17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | O | O | O | |
| 18. To reduce waste generation and disposal, and achieve the sustainable management of waste. | O | O | O | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | O | O | O | |
| 20. To increase energy efficiency | O | O | O | |
| 21. To increase the production and use of renewable energy/fuels. | O | O | O | |

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

| | | | | |
|---|---|---|---|---|
| 5. To minimise the harm from flooding | O | O | O | |
| 6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction | ✓ | ✓ | ✓ | Maximising use of current buildings |
| 7. To reduce land contamination and safeguard soil quality and quantity | O | O | O | |
| 8. To ensure air quality continues to improve and noise/light pollution is reduced. | O | O | O | |
| 9. To conserve and enhance biodiversity within the plan area | O | O | O | |
| 10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors. | O | O | O | |
| 11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry. | ✓✓ | ✓✓ | ✓✓ | |
| 12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport]. | ✓ | ✓ | ✓ | |
| 13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them. | ✓ | ✓ | ✓ | Provides an additional method of working |
| 14. Provide for appropriate commercial development opportunities to meet the needs of the economy. | ✓ | ✓ | ✓ | Provides further premises for working. |
| 15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas]. | ✓ | ✓ | ✓ | Most housing is within the urban area |
| 16. Balancing the needs for employment and housing to reduce the need to travel. | ✓✓ | ✓✓ | ✓✓ | |
| 17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | O | O | O | |
| 18. To reduce waste generation and disposal, and achieve the sustainable management of waste. | O | O | O | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | O | O | O | |
| 20. To increase energy efficiency | X | X | X | Need to light, heat and |

| | | | | equip individual homes |
|---|---|---|---|---|
| 21. To increase the production and use of renewable energy/fuels. | O | O | O | |

# C    NATURAL ENVIRONMENT

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

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

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

**Alternative Option 9:**
Allow for selected Green Belt releases in sustainable locations to meet the need for new housing

| Sustainability Appraisal Objectives | Assessment | | | Comments/ Proposed Mitigation |
|---|---|---|---|---|
| | Short Term | Medium Term | Long Term | |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford. | ✓ | ✓ | ✓✓ | |
| 2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay | O | O | O | Positive – providing additional housing Negative – loss of |

| | | | | |
|---|---|---|---|---|
| independent. | | | | open space |
| 3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community. | O | O | O | See 2 above |
| 4. To create and maintain safer and more secure communities. | O | O | O | |
| 5. To minimise the harm from flooding | O | O | O | The Borough's green belt is not located within a flood risk area |
| 6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction | XX | XX | XX | |
| 7. To reduce land contamination and safeguard soil quality and quantity | X | X | X | Discourages remediation of PDL sites |
| 8. To ensure air quality continues to improve and noise/light pollution is reduced. | X | X | X | Extending the area of pollution |
| 9. To conserve and enhance biodiversity within the plan area | X | X | X | |
| 10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors. | X | X | X | |
| 11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry. | ✓ | ✓ | ✓ | Green Belt releases in sustainable locations, although localised pollution levels will not be reduced. |
| 12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport]. | O | O | O | Positive – See 11 above<br>Negative - See 8 above |
| 13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them. | O | O | O | |
| 14. Provide for appropriate commercial development opportunities to meet the needs of the economy. | O | O | O | |
| 15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas]. | O | O | O | |
| 16. Balancing the needs for | O | O | O | Depends on amount of |

| | Short Term | Medium Term | Long Term | Comments |
|---|---|---|---|---|
| employment and housing to reduce the need to travel. | | | | employment in rest of Borough |
| 17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | O | O | O | |
| 18. To reduce waste generation and disposal, and achieve the sustainable management of waste. | O | O | O | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | X | X | X | Reducing the area of natural drainage |
| 20. To increase energy efficiency | O | O | O | |
| 21. To increase the production and use of renewable energy/fuels. | O | O | O | |

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

| | Short Term | Medium Term | Long Term | |
|---|---|---|---|---|
| 10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors. | ✓✓ | ✓✓ | ✓✓ | |
| 11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry. | O | O | O | |
| 12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport]. | O | O | O | Tenuous link – open areas act as a sink for $CO_2$ emissions |
| 13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them. | O | O | O | |
| 14. Provide for appropriate commercial development opportunities to meet the needs of the economy. | O | O | O | |
| 15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas]. | O | O | O | |
| 16. Balancing the needs for employment and housing to reduce the need to travel. | O | O | O | |
| 17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | ✓ | ✓ | ✓ | Preservation of allotments |
| 18. To reduce waste generation and disposal, and achieve the sustainable management of waste. | O | O | O | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | ✓ | ✓ | ✓ | Preserving natural drainage |
| 20. To increase energy efficiency | O | O | O | |
| 21. To increase the production and use of renewable energy/fuels. | O | O | O | |

| Preferred Option Objective 11: Protect and enhance areas that are nationally, regionally or locally designated as sites of nature conservation interest | | | | |
|---|---|---|---|---|
| Sustainability Appraisal Objectives | Assessment | | | Comments/ Proposed Mitigation |
| | Short Term | Medium Term | Long Term | |

| | | | | |
|---|---|---|---|---|
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford. | O | O | O | |
| 2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent. | ✓ | ✓ | ✓ | |
| 3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community. | ✓ | ✓ | ✓ | |
| 4. To create and maintain safer and more secure communities. | O | O | O | |
| 5. To minimise the harm from flooding | ✓ | ✓ | ✓ | |
| 6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction | O | O | O | |
| 7. To reduce land contamination and safeguard soil quality and quantity | O | O | O | |
| 8. To ensure air quality continues to improve and noise/light pollution is reduced. | O | O | O | |
| 9. To conserve and enhance biodiversity within the plan area | ✓✓ | ✓✓ | ✓✓ | |
| 10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors. | ✓✓ | ✓✓ | ✓✓ | |
| 11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry. | O | O | O | |
| 12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport]. | O | O | O | Tenuous link – open areas act as a sink for $CO_2$ emissions |
| 13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them. | O | O | O | |
| 14. Provide for appropriate commercial development opportunities to meet the needs of the economy. | O | O | O | |
| 15. Provide additional commercial development in urban areas | O | O | O | |

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

**Preferred Option Objective 12:**
Adopt a risk based approach to development in flood risk areas

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

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

| **Preferred Option Objective 13:** Seek to protect important habitats and species, and where possible aim to provide opportunities to enhance biodiversity | | |
|---|---|---|
| **Sustainability Appraisal** | **Assessment** | **Comments/** |

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

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

## D URBAN DESIGN & THE BUILT ENVIRONMENT

**Preferred Option Objective 14:**
Seek to protect and enhance Conservation Areas and the setting of Listed buildings

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

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

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

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

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

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

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

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

<br>

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

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

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

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

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

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

| | | | | |
|---|---|---|---|---|
| water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | | | | |
| 20. To increase energy efficiency | O | O | O | |
| 21. To increase the production and use of renewable energy/fuels. | O | O | O | |

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

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

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

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

| use of renewable energy/fuels. | | | | |
|---|---|---|---|---|

<br>

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

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

## F    TOWN CENTRE & OTHER LOCAL CENTRES

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

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

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

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

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

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

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

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

## G  COMMUNITY, RECREATIONAL & CULTURAL FACILITIES

**Preferred Option Objective 24:**
Protect, improve and provide community facilities, especially ones that specifically cater for young and old people

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

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

**Alternative Option 24:**
Seek to protect, enhance and provide community facilities, but have no particular focus on any age or people group

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

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

| | | | | |
|---|---|---|---|---|
| 20. To increase energy efficiency | O | O | O | |
| 21. To increase the production and use of renewable energy/fuels. | O | O | O | |

<table>
<tr><td colspan="5" style="background:magenta"><strong>Preferred Option Objective 25:</strong><br>Maximise use and accessibility of all community, recreational and cultural facilities, both indoor and outdoor, so all facilities are made as widely available and accessible as possible to all residents and other Borough users</td></tr>
</table>

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

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

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

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

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

**Appendix 3:** Comparison of Objectives Appraised at the Preferred Options Stage with those in the Core Strategy Submission version

**Column 1: Objectives from the Preferred Options          Column 2: Policies from the Core Strategy submission version**

| Housing | |
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| *Preferred Option Objective 1*<br><br>Aim to identify sufficient land to deliver the Borough's housing allocation | *Housing provision CS Policy 9*<br><br>The Borough Council will seek to ensure sufficient housing is provided to meet the Borough's housing requirements in accordance with the submitted South East Plan. In applying Policy H1 of the South East Plan, provision will therefore be made for at least 2,715 homes within the period 2007-2022 (based on the annual average of 181 new dwellings per annum).<br><br>Annual monitoring will be carried out to ensure that there is not a projected shortfall in housing provision against the strategic requirement for the period to 2026. This will allow the managed release of housebuilding land to provide the amount and type of homes required.<br><br>Depending on the results of monitoring it may be necessary to adjust the pace of the delivery of housing by bringing forward, or holding back, new development. The position will be comprehensively reviewed when the housing targets in the South East Plan are finally approved. |
| *Preferred Option Objective 2*<br><br>Focus housing development on previously developed land | *Broad location of housing development CS Policy 10*<br><br>New housing development will be located within the defined built up area of Epsom and Ewell and within the three defined hospital cluster sites (Major developed sites in the Green Belt). The built up area will be defined on the proposals map.<br><br>Within these areas the emphasis will be on the re-use of suitable previously developed land (including the re-use or conversion of existing buildings) for housing. Subject to other policies in this plan, planning consent will be given for development within the built up areas, including infilling, redevelopment and conversion, provided the proposals:<br><br><ul><li>maintain or enhance the character of the area and the quality of the environment in terms of design, layout and landscaping;</li><li>are suitably accessible, and meet other sustainability policies; and</li></ul> |

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| | • provide appropriate infrastructure. |
| | In principle the strategy will be to direct higher density development to central locations, such as Epsom town centre and other local centres, close to existing services and facilities and accessible by public transport, walking and cycling. This will enable relatively lower densities (within the broad context of strategic guidance in Planning Policy Statement 3: Housing) to be applied to other parts of the built up area to help retain their character and local distinctiveness. The Council will also encourage mixed use developments within the more accessible town or local centre locations. |
| *Preferred Option Objective 3*<br><br>Increase the proportion of affordable housing in new developments with the objective that a significant percentage of all new housing provision within the Borough should be affordable | *Affordable Housing and Meeting Needs CS Policy 11*<br><br>New housing developments should provide a mix of dwelling types, sizes and tenures which help meet identified local housing needs and contribute to the development of mixed and sustainable communities.<br><br>On residential development sites of between one and four dwellings (net), commuted payments will be required to support the provision of affordable housing elsewhere.<br><br>Residential developments of between five and fourteen dwellings gross (or on sites between 0.15ha and 0.49ha - irrespective of the number of dwellings proposed) should provide at least 20% of dwellings as affordable.<br><br>Residential development of more than 15 dwellings gross (or on sites of 0.5ha or above - irrespective of the number of dwellings proposed) should provide at least 40% of dwellings as affordable.<br><br>The Council will seek to ensure that the affordable housing remains affordable to successive as well as initial occupiers through the use of planning conditions or a planning obligation.<br><br>Advice on the detailed operation of this policy, the definition and nature of the local housing needs to be met, the tariff system to be used, and the mechanisms for delivery of the affordable housing, will be set out in a Supplementary Planning Document on affordable housing. |
| *Preferred Option Objective 4*<br><br>Encourage higher densities in town centres and sustainable locations | *Covered in CS Policy 10 above* |

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| *Preferred Option Objective 5*<br><br>Aim to achieve a balance between the range of housing available in relation to the size and types of new dwellings according to local needs | Covered in CS Policy 11 above |
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| Employment | |
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| *Preferred Option Objective 6*<br><br>Maintain mix of employment uses and different sized employment premises to provide for existing and future businesses, where appropriate | *Employment Provision CS Policy 13*<br><br>Protection of existing employment floorspace:<br><br>The Council will seek to safeguard well located employment sites, through identifying business areas where losses of employment land will be resisted, but where regeneration and intensification will be encouraged.<br><br>Some flexibility will be introduced for the location of employment-generating non-business uses and mixed-use developments within these areas. However in each case, an equivalent or increased amount of employment floorspace should be re-provided when compared to the previous provision on site.<br><br>Proposals to redevelop employment floorspace to alternative uses:<br><br>Proposals to redevelop employment floorspace located outside the designated business areas will be considered on a case by case basis. There will be opportunities for employment-generating non-business uses and mixed use developments, as well as the transfer of other sites to other uses. In each case it will be important that the changes proposed will not undermine the role of the key areas of business activity in the Borough.<br><br>Facilitating "Smart" economic growth:<br><br>The Council will support and facilitate new working methods that seek to increase productivity without significant increases in workforce, or in the requirement for additional employment, and which limit the need to travel, such as home-working. |

| | The Site Allocations DPD will set out detailed policies for when development or redevelopment may be appropriate and will define sites where particular policies apply. |
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| *Preferred Option Objective 7*<br><br>Protect and preserve well located employment sites (in sustainable locations) | *Covered in CS Policy 13 above* |
| *Preferred Option Objective 8*<br><br>Aim to support new working methods that limit the need to travel, including working from home where appropriate | *Covered in CS Policy 13 above* |
| | |
| Natural Environment | |
| *Preferred Option Objective 9*<br><br>Continue to exercise strict control over development and maintain Green Belt boundaries | *Green Belt CS Policy 2*<br><br>To ensure the Green Belt continues to serve its key functions, its existing general extent will be maintained and, within its boundaries, strict control will continue to be exercised over inappropriate development as defined by Government policy. |
| *Preferred Option Objective 10*<br><br>Provide and protect appropriate levels of different types of open space for residents, workers and visitors to the Borough | *Open Space CS Policy 4*<br><br>Provision of the amount and type of open space within the Borough will have regard to the standards identified in the most recent Audit of Open Space, Sport and Recreational Facilities and Assessment of Local Needs. The required quantity and range of open spaces will be rigorously maintained, and focus will be given to the creation and maintenance of an accessible network of green spaces within the built up area of the Borough.<br><br>The Council will endeavour to address any shortfalls in provision of defined open space types and will seek opportunities to enhance existing open spaces where necessary, and improve access to them.<br><br>Development which results in a deficit of open space provision will not be permitted. |

| *Preferred Option Objective 11* | *Designated Conservation Areas CS Policy 3* |
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| Protect and enhance areas that are nationally, regionally or locally designated as sites of nature conservation interest | Sites that are designated for their nature conservation attributes will be afforded protection appropriate to their designation |
| | Sites of Special Scientific Interest or Ancient Woodland will be afforded the highest level of protection. Development which harms the scientific interest of these areas will not be permitted. |
| | Development that would harm Grade 2, Grade 3 SNCIs or Local Nature Reserves will not be permitted unless: |
| | <ul><li>suitable mitigation measures are put in place, and</li><li>it has been demonstrated that the benefits of a development would outweigh the harm caused.</li></ul> |
| | The need for the proposed development will be weighed against the area's importance for nature conservation. |
| *Preferred Option Objective 12* | *Covered in CS Policy 8 below* |
| Adopt a risk based approach to development in flood risk areas | |
| *Preferred Option Objective 13* | *Biodiversity CS Policy 5* |
| Seek to protect important habitats and species, and where possible aim to provide opportunities to enhance biodiversity | The biodiversity of Epsom and Ewell will be conserved and enhanced through the support for measures which meet the objectives of national and local biodiversity action plans in terms of species and habitat. |
| | Development that is detrimental to the Borough's biodiversity will be minimised, and where it does take place adequate mitigating measures should be provided. Wherever possible, new development should contribute positively towards the Borough's biodiversity. |

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| **Urban Design & the Built Environment** | |
| *Preferred Option Objective 14*<br><br>Seek to protect and enhance Conservation Areas and the setting of Listed buildings | *Heritage Protection CS Policy 6*<br><br>The Council will seek to protect and enhance the Borough's heritage assets including historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest, and other areas of special character.<br><br>The settings of these assets will be protected and enhanced. |
| *Preferred Option Objective 15*<br>Provide appropriate protection for sites of archaeological importance, scheduled ancient monuments and future discoveries of archaeological interest | *Covered in CS Policy 6 above* |
| *Preferred Option Objective 16*<br><br>Ensure all aspects of a new development complement and positively contribute to the character of the area | *Quality of the Built Environment CS Policy 7*<br><br>High quality and inclusive design will be required for all development in the Borough to support the creation of sustainable environments and communities.<br><br>The Council will require development:<br><br>• to achieve high standards of layout and design, including the creation of attractive, functional and safe public and private environments, which take full account of the amenities enjoyed by adjoining properties and the principles of "designing out crime";<br>• to reinforce local distinctiveness, by careful landscaping and building design, which complements the varying character and heritage of the Borough, particularly when defined in approved design statements which indicate the principles of good design applicable to locally distinctive areas (such as conservation areas and Epsom town centre);<br>• to make an efficient use of land, including having regard to its accessibility by sustainable travel means, its landscape and built context, and its potential for development in a comprehensive |

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| | way;<br>• to make appropriate provision for a mix of uses where this would contribute positively to the vitality of an area, and<br>• to help conserve or enhance heritage features of recognised importance. |
| *Preferred Option Objective 17*<br><br>Aim to use good design to incorporate a variety of sustainable elements and principles into new developments | *Sustainability in New Developments CS Policy 8*<br><br>Proposals for development should result in a sustainable environment and reduce, or have a neutral impact upon, pollution and climate change. The Council will expect proposals to demonstrate how sustainable construction and design can be incorporated to improve the energy efficiency of development – both new build and conversion.<br><br>In order to conserve natural resources, minimise waste and encourage recycling, the Council will ensure that new development:<br><br>• minimises the use of energy in the scheme by using an appropriate layout, building design and orientation;<br>• minimises the emission of pollutants, including noise, water and light pollution, into the wider environment;<br>• has no adverse effects on water quality, and helps reduce potential water consumption, for example by the use of water conservation and recycling measures and by minimising off-site water discharge by using methods such as sustainable urban drainage;<br>• avoids increasing the risk of, or from, flooding;<br>• minimises the energy requirements of construction, for example by using sustainable construction technologies and encouraging the recycling of materials;<br>• encourages the use of renewable energy by the incorporation of production facilities within the design of the scheme;<br>• incorporates waste management processes, for example for the recycling of water and waste. The waste hierarchy (Reduce-Reuse-Recycle-Recover-Dispose) should be applied to all stages of development, design, construction and final operation. |
| *Preferred Option Objective 18*<br><br>Aim to use good design to help create safer environments | *Covered in CS Policy 7 above* |

| Transport & Infrastructure | |
|---|---|
| *Preferred Option Objective 19*<br><br>Encourage non-motorised forms of travel | *Transport and Travel CS Policy 19*<br><br>Encouragement will be given to development proposals and management policies which foster an improved and integrated transport network and facilitate a shift of emphasis to non-car modes as a means of access to services and facilities. In particular the Council will work with the County Council and other relevant agencies in Epsom town centre to reduce the impact of roads and traffic movement, to support the development of opportunities for the use of public transport, and to enhance the pedestrian environment.<br><br>Throughout the Borough the Council will seek to ensure that highway design responds to the positive characteristics of an area and delivers high a quality public realm for all users. In creating new places, highway design should ensure that the needs of vehicular traffic do not predominate to the detriment of other modes of travel or to the quality of the environment created.<br><br>Development proposals will be required to be consistent with and contribute to the implementation of the Surrey Local Transport Plan and should:<br><br>• be well located in relation to existing transport routes and services, and be where choices in modes of transport will be available, including public transport, cycling and walking;<br>• minimise the need for travel, through measures such as travel plans or the provision or enhancement of local services and facilities;<br>• provide safe, convenient and attractive accesses for all, including the elderly and disabled, and others with restricted mobility, and provide links to the existing network of footways, bridleways and cycleways, so as to maximise opportunities for their use;<br>• be appropriate for the highways network in terms of the volume and nature of traffic generated, and ensure that the safety, convenience and free flow of traffic using the highway are not adversely affected; |
| *Preferred Option Objective 20*<br><br>Implement highway safety measures | *Covered in CS Policy 19 above* |

| *Preferred Option Objective 21* | *Developer Contributions to Community Infrastructure CS Policy 14* |
|---|---|
| Ensure infrastructure is provided in advance of, or at least in parallel with, the associated development | Developers must be able to demonstrate that the service and community infrastructure necessary to serve the development is available. Where implementation of a development would create the need to provide additional or improved community facilities and infrastructure, or would exacerbate an existing deficiency in their provision, developers will be expected to make the necessary provision.<br><br>Where the developer is unable to provide the required facility directly (preferably on site), the Council may require a proportionate financial contribution from the developer, normally secured by means of a legal planning obligation, towards its provision elsewhere. |

| Town Centre & other Local Centres | |
|---|---|
| *Preferred Option Objective 22* | *Epsom Town Centre CS Policy 17* |
| Maintain and encourage a suitable mix of uses in Epsom Town Centre | Measures to improve Epsom town centre, including new development, will be encouraged especially where they help it to adapt and reinforce its role in meeting the needs of the local community and acting as a focus for a range of activities (including retail, cultural, business, leisure and residential) and where they recognise and build on the distinctive character of the place.<br><br>Development should contribute to the following key objectives for the town centre:<br><br><ul><li>Creating a diversity, richness and balance of uses which will contribute to a flourishing day-time and night-time economy, help satisfy community needs and enhance environmental quality and sustainability;</li><li>Ensuring that physical and land use changes recognise and build on the distinctive character different parts of Epsom town centre already have, and contribute to conserving and developing a "sense of place";</li><li>Improving the pedestrian and cyclist environments by creating new links and developing a street network which is designed with their needs in mind, and which reduces the adverse impact roads and traffic have on the town;</li><li>Ensuring the town has a clear spatial structure for future growth and change and that development can be used to protect and enhance that pattern;</li><li>Developing a greater sense of safety and security for users, both during the day and at night,</li></ul> |

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| | and improving the perception of the town as active, inclusive and safe. |
| *Preferred Option Objective 23*<br><br>Safeguard and promote retail facilities in local centres | *Role of Local Centres CS Policy 18*<br><br>Measures to protect the role, function and needs of the local centres will be encouraged. The Council will resist proposals which are likely to damage or undermine the retail function of these centres or detract from their vitality and viability. |
| | |
| **Community, Recreational & Cultural facilities** | |
| *Preferred Option Objective 24*<br><br>Protect, improve and provide community facilities, especially ones that specifically cater for young and old people | *Community, Recreational and Cultural Facilities CS Policy 16*<br><br>The loss of community and built sports facilities, particularly those catering for the young or old, will be resisted unless:<br><br>• it can be clearly demonstrated there is no longer a need for such a facility in either its current use, or in any other form of community use, or<br>• there is an appropriate alternative means of providing an equivalent facility.<br><br>The provision of new community and built sports facilities, and the upgrading of those existing, will be encouraged, particularly where they address a deficiency in current provision, and where they meet the identified needs of local communities or of the Borough as a whole. |
| *Preferred Option Objective 25*<br><br>Maximise use and accessibility of all community, recreational and cultural facilities, both indoor and outdoor, so all facilities are made as widely available and accessible as possible to all residents and other Borough users | Now not specifically included as a policy but contained in the pre-amble. |
| | |

# Appendix 4: Sustainability Appraisal of additional 'submission policies'

| Submission Policy CS 1 – Creating Sustainable Communities in the Borough: |
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**The Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements necessary to achieve sustainable development – both in Epsom and Ewell, and more widely. Changes should protect and enhance the natural and built environments of the Borough and should achieve high quality sustainable environments for the present, and protect the quality of life of future, generations.**

Being a broad overarching policy, it is not surprising that this policy has performed well on all of the sustainability objectives. With such a general policy, it is difficult to accurately assess the potential impacts / conflicts that may arise. However these will be identified through the appraisal of the remaining 18 Core Strategy policies, which are all in conformity with and help to deliver the objectives of the overarching sustainability 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 | Need to consider the potential conflicts between housing provision and environmental objectives. Also possible conflict with the protection of employment land and community facilities |
| 2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent. | ✓✓ | ✓✓ | ✓✓ | |
| 3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community. | ✓✓ | ✓✓ | ✓✓ | |
| 4. To create and maintain safer and more secure communities. | ✓✓ | ✓✓ | ✓✓ | |
| 5. To minimise the harm from flooding | ✓✓ | ✓✓ | ✓✓ | Flood risk factors and mitigation will be a part of development control |

| | | | | decisions |
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| 6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction | ✓✓ | ✓✓ | ✓✓ | |
| 7. To reduce land contamination and safeguard soil quality and quantity | ✓✓ | ✓✓ | ✓✓ | |
| 8. To ensure air quality continues to improve and noise/light pollution is reduced. | ✓ | ✓ | ✓✓ | Although new development would be expected to reduce its impact on the environment, there is still likely to be some impact. Improvement in technology over time may reduce this. |
| 9. To conserve and enhance biodiversity within the plan area | ✓ | ✓ | ✓ | Development will be required to protect and improve the natural environment which should benefit biodiversity. |
| 10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors. | ✓ | ✓ | ✓ | |
| 11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry. | ✓ | ✓ | ✓ | Development in a sustainable manner should help to reduce congestion through improving travel choice. |
| 12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport]. | ✓ | ✓ | ✓✓ | Development will be required to reduce its impact on the environment. Again this is likely to improve over time as technology improves. |
| 13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them. | ✓ | ✓ | ✓ | This policy will ensure that economic sustainability is considered |
| 14. Provide for appropriate commercial development opportunities to meet the needs of the economy. | ✓ | ✓ | ✓ | |
| 15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas]. | ✓ | ✓ | ✓ | |

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

| Submission Policy CS 12: Gypsy and Travellers |
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Provision will be made for additional gypsy and traveller sites within the Borough if required following the completion both of joint studies with neighbouring authorities to assess the level of unmet need, and site investigation studies to determine appropriate specific locations as part of the site allocations DPD. Full account will be taken of any unused capacity existing at current sites.

The principles of new provision to meet permanent accommodation needs will be:
1) to ensure that the continued use of existing authorised gypsy sites is not prejudiced by unsuitable development in the vicinity;
2) to examine the opportunities that may exist for the extension of existing sites;
3) to identify additional sites that have reasonable and suitable access to services and facilities, including health and education, and which satisfy the following criteria:
   - the development has no adverse impact on the visual amenity of the Green Belt;
   - it's use would not seriously harm the residential amenities or operational efficiency of neighbouring properties;
   - it can be assimilated visually into the surrounding area by means of landscaping, layout and design, and it does not therefore have a detrimental impact on the character and appearance of the wider landscape;
   - it is provided with appropriate on-site communal support facilities;
   - it does not prejudice highway safety or efficiency;
   - it meets other environmental protection policies in the development plan.

The criteria in part 3 of this policy will be used in the interim period pending the Site Allocations DPD to assess the suitability of sites should a planning application for a new gypsy site be submitted to the Council

| Sustainability Appraisal Objectives | Assessment | | | Comments/ Proposed Mitigation |
|---|---|---|---|---|
| | Short Term | Medium Term | Long Term | |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford. | ✓✓ | ✓ | ✓ | Providing the opportunity for people to live in accordance with their needs, at a price they can afford and meeting an identified need |
| 2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent. | ✓✓ | ✓✓ | ✓✓ | |

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| 3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community. | ✓✓ | ✓✓ | ✓✓ | |
| 4. To create and maintain safer and more secure communities. | ✓ | ✓ | ✓ | The provision of appropriate sites will enable better management |
| 5. To minimise the harm from flooding | O | O | O | Other policies in the Core Strategy will ensure that sites are not located in flood risk areas |
| 6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction | ✓ | O | O | Policy will ensure that use of existing sites are maximised |
| 7. To reduce land contamination and safeguard soil quality and quantity | O | O | X | Potential to be negative when considering that new sites, if required, may be located in the Green Belt. In the short term the use of existing sites can be maximised |
| 8. To ensure air quality continues to improve and noise/light pollution is reduced. | O | O | X | If sites are to be expanded, or new sites identified, this may increase pollution |
| 9. To conserve and enhance biodiversity within the plan area | O | O | X | Biodiversity will be protected by the environmental policies within the plan, but policy may have a negative effect if new sites are located in the Green Belt. If this is the case sites that are poorer in biodiversity should be selected. |
| 10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors. | O | O | O | |
| 11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry. | O | O | O | |
| 12. To address the causes of climate change through reducing emissions of | O | O | O | |

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

| Submission Policy CS 13 – Development of Additional Employment Floorspace: |
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**The Council will allow for the development of additional suitable employment floorspace. Locations within the designated business / employment areas will be preferred. The Council will support more efficient use being made of existing sites and premises which are not fully used because they are unsuited to modern business needs**

| Sustainability Appraisal Objectives | Assessment | | | Comments/ Proposed Mitigation |
|---|---|---|---|---|
| | Short Term | Medium Term | Long Term | |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford. | O | X | X | Potential conflict between the need for residential and employment land. May only be negative if there is a shortfall in meeting housing need. |
| 2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent. | ✓ | ✓ | ✓ | Additional suitable floorspace may increase the range of employment opportunities |
| 3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community. | ✓ | ✓ | ✓ | See 2 above |
| 4. To create and maintain safer and more secure communities. | ✓ | ✓ | ✓ | Will help lead to efficient utilisation of current underused sites |
| 5. To minimise the harm from flooding | O | O | O | |
| 6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction | ✓✓ | ✓✓ | ✓✓ | |
| 7. To reduce land contamination and safeguard soil quality and quantity | ✓ | ✓ | ✓ | May lead to the remediation of contaminated employment sites |
| 8. To ensure air quality continues to improve and noise/light pollution is reduced. | O | O | O | Tenuous link - The adoption of travel plans may have a positive influence |
| 9. To conserve and enhance biodiversity within the plan area | O | O | O | Tenuous link – Encouraging the redevelopment of existing sites may help to protect biodiversity |
| 10. 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. | | | | |
| 11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry. | ✓ | ✓ | ✓ | The designated business / employment areas where additional development is preferred are sustainable locations offering a range of travel options |
| 12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport]. | O | O | O | Tenuous link – see 11 above |
| 13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them. | ✓ | ✓ | ✓ | Learning and training opportunities may be provided through additional employment |
| 14. Provide for appropriate commercial development opportunities to meet the needs of the economy. | ✓✓ | ✓✓ | ✓✓ | |
| 15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas]. | ✓✓ | ✓✓ | ✓✓ | |
| 16. Balancing the needs for employment and housing to reduce the need to travel. | ✓ | ✓ | ✓ | |
| 17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | O | O | O | |
| 18. To reduce waste generation and disposal, and achieve the sustainable management of waste. | O | O | O | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | O | O | O | |
| 20. To increase energy efficiency | O | O | O | |
| 21. To increase the production and use of renewable energy/fuels. | O | O | O | |

| Submission Policy CS 15: Open Space, Sport and Outdoor Recreation: |
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**The Council will aim to provide the required quantity, and improve the quality, of sports and recreational facilities throughout the Borough, and improve access to them**

**On all new residential developments there will be a requirement for open space and recreational provision in accordance with the details set out in the Supplementary Planning Document that will accompany this Core Strategy. This policy will apply to all new residential developments within the Borough where quantitative or qualitative deficiency of open space or recreational provision exists, or where development would lead to such a deficiency.**

**Where it is impractical or inappropriate to provide the open space within the housing scheme, the Council will expect a financial contribution from the developer to allow an alternative means of provision or enhancement. The nature and extent of that contribution will be governed by the formulae set out in the Council's Open Space and Recreational Facilities SPD, the identification of needs in the 2006 Epsom and Ewell Open Space Audit, and other evidence as appropriate.**

| Sustainability Appraisal Objectives | Assessment | | | Comments/ Proposed Mitigation |
|---|---|---|---|---|
| | Short Term | Medium Term | Long Term | |
| 1. To provide sufficient housing to enable people to live in a home suitable to their needs and which they can afford. | O | O | O | Possibility that housing supply may be slightly reduced |
| 2. To facilitate the improved health and wellbeing of the whole population, including enabling people to stay independent. | ✓✓ | ✓✓ | ✓✓ | |
| 3. To reduce poverty and social exclusion by improving and encouraging inclusive access to education, employment, recreation, health, community services and cultural opportunities for all sectors of the community. | ✓✓ | ✓✓ | ✓✓ | |
| 4. To create and maintain safer and more secure communities. | ✓ | ✓ | ✓ | Will help to improve the quality of open spaces |
| 5. To minimise the harm from flooding | O | O | O | Potential to be positive as open spaces can help offset the risk from flooding |
| 6. To make the best use of previously developed land and existing buildings, encouraging sustainable construction | O | O | O | |
| 7. To reduce land contamination and safeguard soil quality and quantity | ✓ | ✓ | ✓ | |
| 8. To ensure air quality continues to | O | O | O | |

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| improve and noise/light pollution is reduced. | | | | |
| 9. To conserve and enhance biodiversity within the plan area | ✓✓ | ✓✓ | ✓✓ | Open spaces may act as a reservoir for biodiversity |
| 10. To protect, enhance and, where appropriate, make accessible the natural, archaeological and historic environments and cultural assets, for the benefit of both residents and visitors. | ✓ | ✓ | ✓ | |
| 11. To reduce road congestion and pollution levels by encouraging and improving travel choice and reducing the need for travel by car/lorry. | ✓ | ✓ | ✓ | Where required, open space will be provided as part of a new development, or at an accessible location nearby, helping to reduce the need to travel. The need to travel to nearby open space may be mitigated through improvements to accessibility such as the improvement of cycle links & public transport |
| 12. To address the causes of climate change through reducing emissions of greenhouse gases and ensure that the District is prepared for its impacts [could include aviation and road transport]. | ✓ | ✓ | ✓ | Tenuous link – see 11 above |
| 13. Maintain low rates of unemployment and high levels of economic activity, by improving skills, training and education, and access to them. | O | O | O | |
| 14. Provide for appropriate commercial development opportunities to meet the needs of the economy. | O | O | O | |
| 15. Provide additional commercial development in urban areas [stimulating economic revival in priority regeneration areas]. | O | O | O | |
| 16. Balancing the needs for employment and housing to reduce the need to travel. | O | O | O | |
| 17. To reduce the global, social and environmental impact of consumption of resources by using sustainably produced and local products. | O | O | O | |
| 18. To reduce waste generation and disposal, and achieve the sustainable | O | O | O | |

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| management of waste. | | | | |
| 19. To maintain and improve the water quality of the region's rivers and groundwater, and to encourage the sustainable use of water. | O | O | O | Tenuous link – open spaces can help filter impurities from infiltrating water |
| 20. To increase energy efficiency | O | O | O | |
| 21. To increase the production and use of renewable energy/fuels. | O | O | O | |