GEDLING BOROUGH
LOCAL DEVELOPMENT FRAMEWORK

CORE STRATEGY: PREFERRED OPTIONS
SUSTAINABILITY APPRAISAL REPORT

GEDLING
BOROUGH COUNCIL

CONTACT INFORMATION

This document is available for public inspection at all Gedling Borough libraries and also the library in Hucknall town centre, Bestwood Miners Welfare in Bestwood village, St Georges Centre in Netherfield and One Stop Shop at the Gedling Borough Council offices in the Civic Centre, Arnold.

Information on the existing Gedling Borough Replacement Local Plan (2005) and the Local Development Framework is available on the Planning Policy web pages.

If you wish to know more about the Core Strategy or any aspect of the new Gedling Borough Local Development Framework, please contact the Planning Policy team using the details shown below.

+ Write to the team at: **Planning Policy Section**
Planning and Environment Department
Gedling Borough Council
Civic Centre
Arnot Hill Park
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NOTTINGHAM NG5 6LU

Telephone the team on **0115 901 3730**

Email the team at **planningpolicy@gedling.gov.uk**

Fax the team on **0115 901 3758**

Visit the Planning Policy web pages at the Gedling Borough Council website at:
www.gedling.gov.uk/index/pe-home/pe-lp-home

If you are deaf or hard of hearing, use minicom on **0115 901 3739**

This document is available in other languages and formats upon request. Please contact the Planning Policy team at the above address.

This document is available in large print and other formats upon request. Please contact the Planning Policy team at the above address.

Planning Policy Officers are available at the Civic Centre to assist in helping to understand this Preferred Options paper and the Core Strategy process during normal office opening hours:

Monday to Thursday 9am to 5.15pm
Friday 9am to 4.45pm

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1. INTRODUCTION

Non-technical summary

Purpose of the SA and SA Report

1.1 The Sustainability Appraisal (SA) process is a way of ensuring that all plans and programmes that relate to the development and use of land are compatible with the aims of sustainable development. Sustainable development is about ensuring that the needs of everyone can be met now, without compromising the ability of future generations to meet their own needs. Put simply, sustainability looks at balancing a range of competing environmental, social and economic objectives when making decisions about the development and use of land.

1.2 This report outlines the methodology and main findings of the SA undertaken on the range of policy Options that have so far been proposed during the initial stages of consultation on the Core Strategy for Gedling's Local Development Framework (LDF). The LDF will, ultimately, provide a long-term vision for, and set out a policy framework that will guide future decisions about, development in Gedling Borough. The Core Strategy sets out the spatial vision and spatial objectives for the development of the Borough and so is broad in scope, covering a wide range of spatially relevant sustainability topics. It is anticipated that the Core Strategy will be adopted around October 2007. The Core Strategy's vision is to see Gedling Borough as **A community in which everyone plays their part in bringing about greater security, greater prosperity, improved health and a better environment for all. A Borough where people want to live and do business.** This will be achieved delivering the following objectives:

- To secure a sustainable pattern of growth through maximising the re-use of suitable previously developed land and a sequential approach to development

- To protect and enhance the Borough's built environment and architectural heritage through promotion of local distinctiveness and a high standard of design

- To protect and enhance the Borough's biodiversity and natural environment

- To ensure the efficient use of resources and the maintenance and enhancement of air, soil and water quality

- To help address climate change through the promotion of renewable energy and energy efficiency

- To meet the housing needs of the Borough

- To assist in the creation of economic growth and high-quality employment opportunities

- To safeguard and promote the vitality and viability of district and local centres to meet the day-to-day needs of local communities

- To enable lifelong learning opportunities

- To improve health and well being by providing opportunities for access to and participation in sport, recreational and open space and cultural activities

- To improve community safety and reduce crime

- To make efficient use of existing public transport and infrastructure and help reduce the need to travel by car through the promotion of an integrated transport network

1.3   The key purpose of the Sustainability Appraisal is not to identify 'best options' but to inform Council decisions on policy formulation by highlighting the main impacts each proposed policy Option may have. It also makes recommendations for mitigating negative impacts where they arise. Identification of negative impacts or conflicts will not necessarily mean that an Option will not be pursued, but will mean that the Council will need to make decisions on priorities.

1.4   Gedling Borough Council has considered the findings of this Sustainability Appraisal, and the comments received on the Issues and Options consultation, in the development of its Preferred Options for the Core Strategy. The Preferred Options, accompanied by this Sustainability Appraisal Report, will be subject to consultation for a six-week perioed from XXXX to XXXX and is available on line at:

www.gedling.gov.uk/index/pe-home/pe-lp-home/pe-lp-localdevel.htm#gedbor_core_strat

1.5   It is hoped that this Report will be used by respondents to the consultation to inform their comments on the Preferred Options. Following this, the final draft of the Core Strategy will be submitted for independent Examination.

Key trends

1.6   The first stage of the Sustainability Appraisal involved a review of plans, programmes and strategies relevant to the Core Strategy, alongside the collection of data that would give an indication of the social, environmental and economic health of the Borough. This in turn led to the identification of a number of Sustainability Objectives (see **page 12** below) against which future policy proposals could be assessed. This information was set out in the Sustainability Appraisal Scoping Report, consulted on between April and June 2006 and is available at:

www.gedling.gov.uk/sa_scoping_report_core_strategy_revised_april_2006.pdf

1.7   The baseline trends identified through the Scoping Report present a mixed picture. Certain clear improving trends have been identified, which the Core Strategy should seek to continue and support. These include improvements in air quality, opportunities for biodiversity gain and good accessibility of services from new development.

1.8   Where negative trends were identified, priority objectives and policies in the Core Strategy will need to be systematically developed to tackle these. Negative or unfavourable trends include a decline in two out of four of the district/town centres and an increase in natural resource usage. While no specific trends are available, it is also acknowledged that significant improvement towards minimising fear of crime is needed.

Issues and Options

1.9   Following the Scoping Report a range of high-level Options were put forward as proposals for addressing the key planning issues facing the Borough up to 2021. These were set out in the Core Strategy Issues and Options paper, consulted on between April and June 2006. This is available at:

http://www.gedling.gov.uk/gbc_corestrategy_i___op_version_1a.pdf

and the Council's reponse to the consultation returns at:

http://www.gedling.gov.uk/csi op responses to issues and options - final.pdf .

1.10   The main options considered, and sent out for consultation, are set out in **Section 4** below and cover the following issues:

Green Belt; Safeguarded Land; Climate Change, Water Management and Waste Disposal; Housing Growth; Affordable Housing; Employment and Economic Growth; Existing Employment Land; Town Centre and Retail Developments; Community and Local Needs; Tourism, Open Space and Recreation; Transport and Accessibility.

1.11   These options were developed internally through examination of national, regional and county planning policy, as well as local initiatives such as the Gedling Community Strategy. The options open to the Council were limited because of the demands placed upon it by, for example, guidance and policies set out by national and regional bodies.

Preferred Options

1.12   The Options have been appraised against each of the Sustainability Objectives to assess their potential impacts. The results of this assessment were used, along with other information such as the consultation returns and developing national and regional guidance, to inform further decision making about which options to take forward for further consultation in the Preferred Options paper. This, inevitably, led to some refinement and alteration of options and the development of new proposals where appropriate. Such changes have, where deemed significant enough, also been subject to further appraisal.

1.13   Finally, prediction and evaluation of the effects of these Preferred Options has been undertaken. The results of this work are set out in this report and should be used to inform comments on the Preferred Options themselves. The likely significant effects of the Preferred Options as they stand are set out clearly in **Section 5** below. The Preferred Options address the following subject areas:

Housing land; Employment land; Location of Development, Green Belt and Safeguarded Land; Retail Strategy; Affordable Housing; Developer Contributions; Open Space and Leisure; Biodiversity; Landscape; Climate Change; Design of New Development; and the Historic Environment.

Likely significant effects of the Preferred Options

1.14   Given the assessment work that had been undertaken to date, it is judged that the likely significant effects for Gedling Borough of the Preferred Options will include:

- Most new development directed to urban areas and, as needed, safeguarded land;
- The delivery of more housing, including increased affordable housing, to meet local need;
- Continued protection of the Green Belt and improved conservation of biodiversity and natural resources;
- Continued protection and enhancement of the historic environment;
- Improved access to community facilities and services;
- Continued focus of retail development in existing local and district centres
- Greater consideration of design in relation to new development; and

- Greater consideration of climate change and natural resource issues in relation to new development.

Key mitigation measures

1.15 Clearly, in some instances, mitigation measures will need to be in place to offset the likely effects of certain Preferred Options. This is particularly important where, for example, increased housing development is required. To this end, the following measures have been proposed:

- Ensure new development is located near to employment opportunities, shops and services, and will offer a choice of ways to travel;
- Ensure that new development can meet much of its own resource needs by, for example, generating its own energy, minimising water use and reducing waste through recycling;
- Ensure that the new development makes provision for biodiversity protection and enhancement and that the cumulative effects of numerous small developments are addressed;
- Ensure that new development enhances local character and distinctiveness through good design that is sensitive to its surroundings;
- Ensure that renewables sites take account of landscape issues

Difference the process has made to date

1.16 The Sustainability Appraisal process has played a central role in the development of the Gedling Borough Council Core Strategy. It identified the likely significant effects of different options, which served to inform decisions about the approaches to be taken forward to or developed for the Preferred Options stage. This process of iteration has been important in the development of clear and concise headline policies and the development of suggested mitigation measures.

1.17 Most importantly, the Sustainability Appraisal process has given officers, decision makers and the wider community the opportunity to consider formally issues of sustainability alongside the plan making process. While this has not meant that all issues have been or can be resolved through the LDF process, it has served to raise greater awareness of the potential problems and trends that will face the Borough in the future.

How to comment on the report

1.18 The Borough Council welcomes any comments that you may have on this document. To make your views known, please send your representations to the Planning Policy Manager, Civic Centre, Arnot Hill Park, Arnold, Nottingham, NG5 6LU or by email to planningpolicy@gedling.gov.uk by XXXXXXXX.

2.   METHODOLOGY - THE SUSTAINABILITY APPRAISAL PROCESS

Approach adopted

2.1   The *Planning and Compulsory Purchase Act 2004* requires all Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs), together forming the LDF, to be accompanied by a Sustainability Appraisal (SA). In accordance with *Environmental Assessment of Plans and Programmes Regulations 2004* ('the Regulations'), this Sustainability Appraisal should incorporate the requirements of *Strategic Environmental Assessment (SEA) Directive 2001/42/EC*.

2.2   The SA and SEA are distinct. There is, however, a large amount of overlap between the European requirements and those of the SA. This allows the processes to be combined and consequently, for the purposes of this document, the combined process will be referred to as the SA. This SA will be undertaken in accordance with Government guidance, ensuring that the requirements of the SEA Directive are met. This SA report forms the consultation draft of the environmental report required under Article 5 of *Directive 2001/42/EC*. A table demonstrating the compliance of the SA process undertaken to date with the requirements referred to in Article 5 (1), which are listed as parts (a) to (j) in Annex 1 of that Directive, is given at **Appendix 1**.

2.3   In this context, Government guidance on applying Directive 2001/42/EC exists in the form of *Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks* (ODPM, 2005) ('the Guidance'). This has been followed in the undertaking of this SA and may be found at:

www.communities.gov.uk/index.asp?id=1161341

2.4   The principal elements of this SA process can be summarised as follows:

- Collecting and presenting baseline information;
- Reviewing other relevant plans, programmes and strategies;
- Identifying reasonable plan options, predicting their effects and proposing mitigation measures.

2.5   Consultation should be undertaken at various stages of the SA process and the effects of the plan should be monitoring once it is implemented.

Timescale

Scoping Report

2.6   This report set out baseline data, identified sustainability issues and set out the SA testing framework. Thus, it formed the basis from which this SA was developed. The report was begun in February 2006 and issued for consultation, including to the (then) statutory consultees English Heritage, English Nature, Countryside Agency and Environment Agency, in March 2006, with responses received into May 2006.

Sustainability Appraisal

2.7   This full SA was prepared between September and December 2006, taking account of comment received on the Scoping Report, in time for consultation alongside the Preferred Options stage of the Core Strategy DPD.

Final Sustainability Appraisal

2.8   This is the final stage in the SA process and will be prepared during 2007. During this time the baseline data, plans and programmes and sustainability indicators will be reviewed to take into account consultation representations and changes over time. This final report will be published alongside the Submission Draft Core Strategy in the summer of 2007.

Who carried out the SA?

2.9   This SA has been carried out by the Planning Policy section of Gedling Borough Council.

Consultation

2.10   As well as being made available to the general public on the Council's website and at various points around the Borough, the Scoping Report was sent to the four statutory consultees (the Environment Agency, English Nature, the Countryside Agency and English Heritage) under SEA Regulation 12. Additional views were sought from the Government Office for the East Midlands, the East Midlands Development Agency, the Gedling Partnership (the local LSP) and the Nottinghamshire Wildlife Trust. This consultation took place between March and May 2006.

2.11   This full SA report will be consulted on alongside the Core Strategy Preferred Options paper. It too will be sent to, what are now three, statutory consultees (Environment Agency, Natural England and English Heritage) as well as a wide range of stakeholders including NGOs, community groups and developers. This consultation will take place for six weeks between XX and XXXX 2007.

3. SUSTAINABILITY OBJECTIVES, BASELINE AND CONTEXT

Scoping

3.1 The Scoping Report formed the initial part (Stage A) of the SA process. Its key constituents were:

- An overview of other plans and programmes and their key objectives, which needed to be taken into account when preparing the Core Strategy document;
- The collection of baseline data to identify key sustainability issues;
- The development of an SA framework comprising key objectives with indicators and targets to provide a quantitative basis for monitoring;
- Initial consultation.

Links to other Plans, Policies and Programmes

3.2 The first stage in the SA was the identification of relevant plans and programmes, and their associated objectives, that may have a bearing on the LDF. These documents exist at several levels and thus were considered in turn in the following sequence:

- International;
- National (UK/England);
- Regional (East Midlands)/Sub-Regional;
- County (Nottinghamshire)/South Nottinghamshire;
- Related Borough-wide documents.

3.3 It was found that national planning policy documents and the Regional Spatial Strategy (including its Sustainability Appraisal Scoping Report) had significant implications for the content of the Gedling Borough Core Strategy. In some policy cases, with regard to employment land for example, the Council had little flexibility when deciding upon the approach to be taken. The review also played an important role in identifying the links and 'trickle down' between other plans and strategies, and in identifying other potential sources of baseline information and monitoring data.

For the specific documents considered, and their key implications for the SA, please refer to **Appendix 3** below. The full text of the Scoping Report is available at:

www.gedling.gov.uk/sa_scoping_report_core_strategy_revised_april_2006.pdf

Baseline characteristics

3.4 Both the SA guidance and the SEA Directive require a collection of baseline information on environmental, social and economic characteristics of the area to provide key indicators for predicting and monitoring the effects of new policies. This process will also aid the identification of sustainability issues and alternative ways of dealing with them.

3.5 This information may be found below in **Appendix 4**, and has been updated in the light of more recent information and changes to proposed indicators. The full text of the Scoping Report is available at:

www.gedling.gov.uk/sa_scoping_report_core_strategy_revised_april_2006.pdf

Main issues and problems identified

3.6 The baseline trends identified through the Scoping Report present a mixed picture. Certain clear improving trends have been identified, which the Core Strategy should seek to continue and support. These are:

- An increase in opportunities for biodiversity gain within the Borough;
- Significant air quality improvements over the past five years;
- High levels of new development on previously developed land;
- High sustainability of new development in terms of accessibility and access by public transport to key services;
- Likely public health improvements with planned improvements for participation in sports and recreational activities.

3.7 In some cases, neutral trends are identified, where a stable baseline situation reflects national trends or is unlikely to change for the foreseeable future. Where local trends merely reflect the national picture, it is likely that the effective implementation of higher-level (regional or national) strategies is more likely to affect these significantly. The Core Strategy must ensure that policy implementation seeks to improve, and certainly does not destabilise neutral baseline trends. Neutral trends identified are as follows:

- The number and condition of Listed Buildings, Scheduled Ancient Monuments and Buildings at Risk;
- No sites within the Borough having the statutory status of 'contaminated land';
- Overall life expectancy and general state of health for Gedling is extremely close to national average.

3.8 Where negative trends are identified, priority objectives and policies in the Core Strategy need to be systematically developed to tackle these. Much work has already been undertaken to date for the development of priority themes within the Borough, through the Corporate Plan and Community Strategy. Negative or unfavourable trends include:

- A significant increase in usage of resources such as water, and extremely low levels of renewable energy generation, with no facilities for the latter within the Borough;
- The decline of two out of four district/town centres, reflected by unit vacancy rates;
- The overall Index of Multiple Deprivation (IMD) has worsened from 2000-2004;
- Over 25% of local authority/registered social landlord houses within Gedling do not meet the Decent Homes Standard;
- Increases in the % of people with limiting long-term illness.

While no specific trends are available, it is also acknowledged that significant improvement towards minimising fear of crime is needed.

Limitations of the information

3.9 The baseline situation should, ideally, be forecast over a period of at least 10 years from the date of adoption of the Core Strategy (PPS12, paragraph 2.14), anticipated at present as Autumn 2007. The identification of trends in practice is dependent in most cases, however, upon data availability, in particular meaningful or comparable data. Where gaps exist or where data is only available at a wider geographical area this has been noted. Some issues identified in the baseline have no available data, yet are retained in order to stimulate the collection of appropriate data in these areas so that the emphasis of the SA is not skewed unduly towards that which is easily measured. As

advised in the Guidance, pre-existing data sources have been selected where possible to be used as indicators in the SA framework.

The Sustainability Appraisal framework

3.10   The Scoping Report identified four broad groups of Sustainability Appraisal Objectives (SAOs), reflecting those identified in the preparation of the *East Midlands Regional Plan Sustainability Appraisal Scoping Report* (April 2005). These were Environmental; Transport; Economic; and Social. These have now been reduced to three groups, with transport being incorporated into the Environmental section, to reflect more clearly the core issues with which sustainability appraisal is concerned. Similarly, following consultation returns and further internal consideration, the objectives and their indicators as set out in the Scoping Report have been adjusted to better reflect expert advice (notably on the Environmental SAOs). The objectives are, nonetheless, still broadly reflective of, and cover the issues set out by, the objectives in the SA report for the *Draft East Midlands Regional Plan* (September 2006).

3.11   Within the three SAO groups, a total of 14 SAOs have been identified. These are set out in **Figure 1** below. Each has an indicator or target that will be monitored over the lifetime of the LDF to ensure that key sustainability issues are being addressed. These objectives and indicators will form the framework by which the policy objectives of the Core Strategy will be assessed. In order to ensure that the assessment framework is manageable, the indicators have been selected (from the wide range used to develop the baseline) for being suitably reflective of the broad thrust of the relevant objective.

Figure 1 Sustainability Appraisal Objective Framework

SAO	Assessment Criteria	Proposed Indicator (Please see Appendix 4 for targets)
Environmental		
1. To increase biodiversity levels across the borough	Will it protect or encourage the development of new biodiversity assets?	Total land area of SINCs
		SINCs lost to development
2. To protect and enhance the cultural and built environment and archaeological assets	Will it help to maintain or enhance local distinctiveness within the built environment?	Number of Conservation Areas with Character Appraisals
	Will it reduce or increase the numbers of Buildings at Risk?	Number of Buildings at Risk

3. To manage prudently natural resources	Will it help to improve air quality?	Emission levels: • Benzine • 1,3-butadiene • Lead • Nitrogen Dioxide • Sulphur Dioxide
	Will it help to reduce carbon emissions?	Emission levels: • CO_2 • Fine Particles
	Will it help to reduce contamination of land and watercourses?	Land area of contaminated sites
		% of drinking water meeting regulatory standards for quality.
	Will it maximise development on previously developed land?	% housing development on brownfield land
4. To minimise waste and increase re-use and recycling	Will it minimise waste and landfill rates?	% of household waste recycled
5. To minimise domestic and business energy usage and/or develop renewable energy sources	Will it increase energy efficiency and use of renewable energy sources?	Renewable energy capacity installed by type
		% energy efficiency improvements

6. To minimize the risk of flooding in relation to new and existing development	Will it minimize risk from flooding?	Number of planning permissions granted contrary to the advice of the EA
7. To reduce dependence on trips by car and improve accessibility to public transport	Will it increase accessibility to, and usage of, public transport?	% of new residential development within 30 minutes travelling time of key services by train, bus, cycling or walking
		% of urban development within 300 m walking distance of hourly or better bus service
		% of rural development within 800 m walking distance of hourly or better bus service
Economic		
8. To create high-quality employment opportunities	Will it increase employment rates?	% of people of employable ages in employment.
		Hectares of new employment space developed
9. To develop a culture of enterprise and innovation	Will it improve learning opportunities?	Educational attainment levels
Social		
10. To provide sufficient housing to fulfill the needs of the Borough	Will it provide sufficient numbers and range of housing to meet projected need?	Number of houses constructed against projected housing targets
		Affordable housing completions
	Will it improve the quality of the existing housing stock?	% of GBC and RSL homes meeting Decent Homes Standard

11. To improve health and reduce health inequalities	Will it improve health and reduce health inequalities?	General state of health
12. To improve opportunities for participation in recreational and cultural activities	Will it improve opportunities for participation in recreational and cultural activities?	Amount of new public open space
		Perceptions of public open space
13. To reduce crime and fear crime	Will it reduce crime and fear of crime?	Level of recorded crime
		Level of fear of crime
14. To promote and support the development of social capital	Will it increase or improve access to a range of community facilities?	Number and range of community facilities

3.12   The objectives contained in this framework have been analysed for internal compatibility and a number were found to conflict. This conflict does not mean that the objectives are invalid, but is instead an important means of highlighting areas where mitigation will need to be considered. The full results of this exercise and the implications of areas of conflict can be found at **Appendix 2**.

3.13   The SA framework also poses assessment criteria for each objective, to facilitate more straightforward interrogation of each policy option. These are also designed, in some instances, to serve as a useful reminder of the range of the topics covered by each main objective and should aid understanding of the main objectives.

4. CORE STRATEGY: ISSUES AND OPTIONS

Main strategic options

4.1 The main options considered, and sent out for consultation, are set out below. These options were developed internally through examination of national, regional and county planning policy, as well as local initiatives such as the Gedling Community Strategy. The options open to the Council were limited because of the demands placed upon it by, for example, guidance and policies set out by national and regional bodies. For full details please see the *Core Strategy Issues and Options* paper, published in April 2006, available at:

www.gedling.gov.uk/index/pe-home/pe-lp-home/pe-lp-localdevel.htm#gedbor_core_strat

Comparison of the sustainability effects of the strategic options

4.2 The key purpose of this exercise is to determine the likely social, economic and environmental impacts of potential Core Strategy options, to assist the Council in further decisions over the most favourable course of future action. In all cases, consultees to the *Issues and Options* paper were asked if they felt that another course of action was preferable to those proposed by the Council, or were given open-ended questions to allow for specific suggestions to be made. These suggestions have been addressed in the *Issues and Options Summary of Consultation* available at:

www.gedling.gov.uk/csi___op_responses_to_issues_and_options_-_final.pdf

4.3 The matrix at **Appendix 5** sets out a comparative analysis of the sustainability effects of the options listed below, allowing the drawing of conclusions about the likely short, medium and long-term effects of proposed policies and current Replacement Local Plan policies (the so-called 'business as usual' scenario), as well as facilitating an assessment of the cumulative/synergistic and secondary effects of implementation. As is evident from this list, however, a number of the open-ended questions proposed in the *Issues and Options* paper do not lend themselves to the matrix analysis approach, yet they will have a bearing on policy decisions. The sustainability implications of these, therefore, are discussed only in the section below, which sets out a brief summary of the likely impacts and effects, in the context of the sustainability objectives, of every option.

4.4 The *Issues and Options* consultation paper presented the following options and questions:

Green Belt

All or some of the villages that are 'washed over' by the Green Belt should instead be allowed greater opportunities for development.

4.5 In the context of the sustainability objectives this option has little to recommend it, beyond its contribution to housing numbers. Even so, it should be noted that at present the Borough is sufficiently well-served with safeguarded sites that village expansion is not required to meet housing targets. The option would be detrimental to the character of rural areas as well as being more likely to impact negatively on biodiversity due to greenfield land take required. There would be less incentive to focus development on previously developed land in urban areas, which would mean that more people would be living away from jobs and key services. This is likely to mean increased car trips.

All villages 'washed over' by the Green Belt should continue to be so, but there should be opportunities for small-scale infill development and the conversion of existing buildings.

4.6   Sympathetic infill and conversion will contribute to housing numbers, while also meeting brownfield targets. Even so, infill, whether of greenfield of brownfield sites, may have adverse biodiversity impacts and inappropriate development (in scale, design or key open spaces – private or public) could impact on local character. There may be opportunities to bring run down buildings back into life. As with the above option, an increase in rural development is likely to mean an increase in car trips.

All villages 'washed over' by the Green Belt should continue to do so, but there should be opportunities for the conversion of existing buildings and not for small-scale infill development.

4.7   This option should have the least environmental impact, although care would need to be taken not to disturb species when converting buildings. It too would mean opportunities for bringing buildings back into use, although policies or guidance would be needed to ensure that historic character was maintained. This option would mean the smallest contribution to housing numbers, but would be most beneficial for ensuring the protection of village character.

Safeguarded land

Do you think we should continue with 'safeguarded land' for Gedling Borough? Yes or No?

4.8   There is little to choose between these two options, chiefly because the effects of discontinuing the policy are dependent upon decisions about what becomes of safeguarded land. By maintaining the policy, biodiversity and air quality will be protected and development will be focused on allocated sites in sustainable locations. Similarly, longer term, safeguarded sites will ensure that the Borough is able to meet housing targets through clearly identified sustainable urban extensions rather than through piecemeal development, while maintaining Green Belt boundaries.

4.9   Loss of this policy may mean that proposals for major development become scattered across unsustainable sites and that the Green Belt boundaries are less secure

Climate change, water management and waste disposal

Do you think that developers should ensure that good design elements, water conservation measures and recycling and composting facilities are included within new development?

4.10   The sustainability benefits that would derive from the inclusion of policies on these issues are undeniable. All would serve to ensure that developments were inclusive, accessible and enhanced their surroundings, while taking steps to reduce water use and waste production. There may, however, be cost implications for such action and decisions would need to be made about the specific levels of provision that could be expected.

Do you feel it is appropriate to allocate specific areas within the Borough to accommodate potential renewable energy developments?

4.11   This sustainability impacts of this issue are dependent to a large extent upon the type(s) of renewable energy developments that are envisaged and other options that may be available. Even so, such action would serve to meet key environmental sustainability

criteria in terms of energy efficiency and use of renewables. It would, however, have implications for local character and biodiversity, dependent upon the scale and location of development. Similarly, such allocations may serve to reduce the impetus to require all developments to be as self-sufficient as practicable in terms of energy production.

Housing growth

New dwellings should be located within existing built-up areas.

4.12   In strict sustainability terms, this option is most favourable. It would mean little greenfield land take and thus minimal biodiversity impact (although consideration must be given to brownfield site biodiversity). It would preserve local rural character and might even serve to stimulate regeneration or enhancement initiatives. Care would, however, need to be taken to ensure that distinct urban character areas were not undermined. It is also fair to assume that such development would be the most accessible to public transport routes, thus reducing car journeys. A key question must be the degree to which the operation of this option alone would provide sufficient housing sites to meet projected need.

New dwellings should be located on greenfield land on the edge of built-up areas.

4.13   This option would, by definition, mean greenfield land loss with accompanying negative biodiversity impacts. Development on former agricultural land may also reveal problems of contamination. Urban sprawl may detract from local character and impact on neighbouring rural villages. Even so, by developing urban extensions, there may be scope to provide access to new or existing public transport routes. It is still likely that there would be an increase in car trips as dwellings are located away from jobs and services. Sizeable developments may mitigate this through employment and community provision.

New dwellings should be located throughout the Borough including the rural villages.

4.14   This option is the least favorable in sustainability terms. Development around the villages will mean greenfield land take with accompanying negative biodiversity impacts. Development on former agricultural land may also reveal problems of contamination. Large sites will impact negatively on the character of the villages and even development of various small sites will, over time, see a cumulative loss of character no matter how well designed the dwellings. Village development will also see an increase in car trips as people seek to access jobs, services and community and recreational facilities from locations that are relatively poorly served by public transport. This option would, however, mean less flexibility in provision of housing to meet any proven local need, but could be overcome by allowing some infill development, where appropriate. One should also consider whether this option may ensure the continuing viability of rural services, where still they exist, or create a critical mass to encourage their establishment.

Affordable housing

Increase the proportion of affordable housing (greater than 20 per cent) on large development sites.

4.15   This option would serve to increase the amount and quality of affordable housing available in the Borough. By so doing it should lead to general health improvements and should assist in building inclusive communities by having a mix of housing types on large sites.

Seek affordable housing provision on development sites below 1 hectare.

4.16   This option would serve to increase the amount and quality of affordable housing available in the Borough. By so doing it should lead to general health improvements and should assist in building inclusive communities by having a mix of housing types on sites.

Allocate land for affordable housing only.

4.17   This option is perhaps the least favourable. While it should serve to increase the amount and quality of affordable housing available in the Borough, although much will be dependent upon the availability of suitable development sites. Furthermore, by splitting affordable housing from other development sites this option might serve to undermine attempts to build inclusive communities.

Employment and economic growth

Allocated employment sites that remain undeveloped should be de-allocated in the Local Development Framework.

4.18   In environmental terms this option may serve to improve, or at least to protect, air quality by reducing traffic and possible emissions associated with employment sites. It would also minimise industrial waste production. Further environmental impacts would be dependent upon decisions about the likely use of the land after deallocation. This option may mean that there are fewer suitable sites available for business development and thus employment opportunities are reduced.

Allocated employment sites that remain underdeveloped should be used for other uses.

4.19   The impacts of this decision are uncertain as much depends upon the future use of the sites. Clearly, any form of greenfield development will have its negative environmental impacts but positive impacts would depend upon the type of development. Depending upon the location of the underdeveloped sites, their development for other uses may serve to ensure that sustainable locations and/or previously developed sites are properly exploited. This option may mean that there are fewer suitable sites available for business development and thus employment opportunities are reduced.

Allocated employment sites should remain safeguarded for employment sites.

4.20   Many of the impacts of this option are uncertain as they will be site dependent. For example, the later development of any safeguarded greenfield employment sites will impact negatively on biodiversity, whereas safeguarding brownfield sites may ensure that derelict or empty sites are brought back into use. The safeguarding of employment sites may ensure that businesses have somewhere to locate and thus that employment opportunities are maximised.

Existing employment land

Existing employment sites should remain protected as employment sites.

4.21   In sustainability terms this option has the least to recommend it, although some impacts are unclear. Where sites are protected, there may be less opportunity to redevelop them for other uses where they are deemed to be in locations unsuitable for business (e.g. for reasons of accessibility or disturbance to residential areas). This option would mean that underutilised sites are unavailable for alternative uses. It might, however, ensure that employment remains focused in sustainable locations.

Existing employment sites should be allowed for other uses such as housing and retail.

4.22   This option would allow underutilised or unsuitable sites to be developed for more appropriate uses and contribute to meeting brownfield development targets. It may mean, however, that some available employment sites, and thus employment opportunities, are reduced. It is likely to mean a reduction in industrial waste production.

Major existing employment sites or those in the most accessible locations should be protected and small employment sites allowed for other uses.

4.23   This option would allow underutilised or unsuitable sites to be developed for more appropriate uses and contribute to meeting brownfield development targets. It may mean, however, that some available employment sites, and thus employment opportunities, are reduced. It is likely to would mean a reduction in industrial waste production. This option provides the greatest compromise position between freeing up employment land for other development and maintaining the employment status of key sites.

4.24   All of these options should be considered in the context of the 2005 Annual Monitoring Report, which notes the loss of employment land to other uses and accelerated completion rates on employment land since 1997.

Town centre and retail developments

There should be strong restriction for change of use from retail shops to other uses.

4.25   This option would ensure that the character of local centres is retained and that shops remain accessible to a wide population on foot and by public transport. This is in turn may ensure that centres remain viable and can support a range of facilities and service. It may, however, restrict development that may ensure that centres are populated throughout the day and evening and restrict re-use of buildings in areas where there is no demand for retail space.

There should be some protection for retail shops but the policy should be relaxed to allow more non-retail uses.

4.26   This option may allow for development that, cumulatively over time, undermines the viability of local centres. It would, however, allow greater flexibility in terms of allowing certain types of development where there is a recognised need and permit re-use of buildings in areas where there is no demand for retail space. It might also allow for development that keeps centres busy all day and into the evening. There may be issues around traffic generation and pollution dependent upon alternative uses proposed.

There should be no restriction or protection because it is not necessary.

4.27   This option may permit development that would begin to erode the character of local centres, dependent upon the nature and design of development proposed. It may also affect the viability of such centres if they cease to attract shoppers, who may be forced to travel further afield to access shops and services. It would, however, allow greater flexibility in terms of allowing certain types of development where there is a recognised need and permit re-use of buildings in areas where there is no demand for retail space. It might also allow for development that keeps centres busy all day and into the evening.

How can the district and local centres safeguard their vitality and viability to meet the day-to-day needs of the communities and should retail development be concentrated in these centres or elsewhere?

4.28   These questions have been answered, in sustainability terms, by the assessment carried out for the above options. An issue that is worth noting, however, is the implication of allowing retail development outside of district and local centres. Such an approach may serve to undermine such centres, as well as serving to increase traffic and pollution levels in, for example, out of town areas. Even so, edge of centre developments may serve to rejuvenate certain areas and increase the viability for retail of locations between the development and the main centre.

Community and local needs

Gedling Borough Council will ensure that developer contributions are negotiated as part of proposals for new developments. Potential areas where developers will be expected to contribute include:

- *Education;*
- *Public Open Space;*
- *Health Facilities (e.g. doctor surgeries);*
- *Public Transport and Highways;*
- *Recreational Facilities (including libraries and sports halls);*
- *Community Centres and Village Halls; and*
- *Recycling Centres.*

Do you think this list is appropriate? Are there other facilities that should be included?

4.29   This issue did not lend itself to the matrix assessment approach. It is, however, clear that all of the areas of expected contribution would serve to address key social and environmental sustainability objectives.

Tourism, open space and recreation

The importance of open space, sport and recreation underpin health and well being. What priority do you think should be given to protecting the landscape, open spaces and recreational use?

4.30   The protection of green space and recreational land has much to recommend it. It serves to improve health and well-being by providing areas where people can exercise and interact. Many are areas of community activity and provide a wide range of people with recreational opportunities. Green spaces are also important for biodiversity and can be key contributors to the character and setting of both rural villages and urban areas, and the perceptions that people have about their area. Set against these factors is the restriction that protection may place upon necessary development. Decision makers will need to weigh up development need against maintaining landscape quality.

Do you think Gedling Borough Council should encourage the provision of new tourism attractions?

4.31   Impacts would be dependent upon the type and location of tourist attractions. Outside of urban areas, such attractions may impact adversely on biodiversity and rural character and generate increased traffic as well as waste production and energy demand. Conversely, depending on the type and location of the attraction, some localised

employment may be generated and there may be economic knock-on effects for local communities.

Transport and accessibility

New developments should be directed towards locations accessible by public transport

4.32   This option would direct development to urban areas or urban edges (best and most easily served by public transport), which would mean less greenfield land take and less need for car trips to access jobs, goods and services. Increased access to public transport would provide greater access to employment and training opportunities for those unemployed and without cars. Such initiatives might also reduce feelings of isolation and provide young people with the means of accessing a wider range of places and activities.

New developments should take measures to minimise the use of private car and to maximise the opportunity for access by walking, cycling and public transport

4.33   This option would be of great benefit to biodiversity and would help to reduce air pollution. It may reduce the need for intrusive infrastructure to accommodate private cars. As with the above option, greater availability of alternative Such initiatives might also reduce feelings of isolation and provide young people with the means of accessing a wider range of places and activities. modes of transport would increase access for many to a range of jobs, goods and services.

Both options above.

4.34   Clearly, the accommodation of both options, neither of which have any negative impacts, would be beneficial to the people and environment of the Borough.

Further cumulative effects

4.35   There are, clearly, also likely to be cumulative effects from the simultaneous implementation of different options. Notable positive effects would arise from options siting development within built-up areas, ensuring developments minimise the use of the private car, and the safeguarding of local and district centres. Conversely, siting development on greenfield sites and failing to ensure accessibility to public transport is likely to have an immediate negative impact upon biodiversity, and mean ongoing negative effects through increased car travel, which can impact more widely on biodiversity through ongoing noise and air pollution.

How sustainability effects were considered in choosing the preferred options

4.36   Officers working on the Sustainability Appraisal and Preferred Options paper liaised frequently during this process, in order to ensure that sustainability issues were fully considered when taking options forward. In a number of cases this led to the merging, revision or new development of options. Inevitably, there are instances where decisions had to be made that saw options with poor sustainability 'scores' taken forward. An obvious example here is the need to accommodate increased housing for the Borough to meet targets set at higher levels, which will inevitably compromise biodiversity, landscape and energy conservation among other things. The role of the Sustainability Appraisal, however, is not to direct decisions, but to raise issues for consideration. In this respect it has been successful.

Other options considered and why these were rejected

4.37 All of the alternative options considered are set out in above and the reason for their rejection is articulated clearly in the Preferred Options paper that accompanies this report. No other realistic alternatives (given the constraints of higher-level policy guidance and the remit of the Core Strategy) were proposed by respondents to the *Issues and Options* paper, although responses have served to shape the decisions behind, and the wording of, the Preferred Options chosen.

Proposed mitigation measures

4.38 At this stage mitigation can only be addressed in general terms. This being the case specific mitigation measures in relation to the Preferred Options are set out, where relevant, in **Section 6** below. In reaching decisions about the Preferred Options, consideration was taken about the availability of general mitigation measures that may be applicable. The major negative impacts from development identified by the Sustainability Appraisal Matrices at **Appendix 5** were identified as those upon local distinctiveness, biodiversity, traffic levels (and thus air quality), waste production and energy use. Flooding has also been acknowledged as a key risk. The following general mitigation measures were considered:

Local distinctiveness

4.39 Robust design policies and effective Conservation Area coverage would go some way to ensuring that development protects and enhances the built environment.

Biodiversity

4.40 In advance of all major developments detailed ecological surveys should be undertaken and steps taken to protect or relocate important species. It will be expected that, where possible, green space, planting schemes and enhancements to existing habitats on site will be included. Where possible, the creation of new habitats will be expected.

Traffic levels

4.41 By ensuring that all developments are accessible by public transport, car dependency and usage should be reduced.

Waste production

4.42 The accommodation of recycling and composting schemes in all developments (business and domestic) should ensure that landfill waste is reduced.

Energy

4.43 Buildings should be constructed to high energy efficiency standards and developments should incorporate renewable energy infrastructure.

Flooding

4.44 A Strategic Flood Risk Assessment should be carried out to inform the LDF. All developments should be subject to individual flood risk assessments. Clearly, some developments, such as playing fields, will be more suitable for areas at risk from frequent flooding. Other types of development may suit sites protected by flood defences or that flood infrequently.

5. CORE STRATEGY: PREFERRED OPTIONS

Significant sustainability effects of the Preferred Options

5.1 In cases where a Preferred Option has been adopted without significant alteration from the Issues and Options report its significant sustainability effects have already been addressed through the assessment undertaken for that report (see **Appendix 5**). In these cases it was felt that the initial sustainability conclusions were unlikely to have been affected in any meaningful way and thus could be sustained without reassessment. In other cases, however, the Preferred Option is either new or has been refined. As such, a reassessment against the Sustainability Indicators has been undertaken, which is set out in **Appendix 6**. Either way, the results of the appraisal exercise for each Preferred Option are summarised below, along with an assessment of potential mitigation measures and cumulative (to include synergistic and secondary) effects.

Preferred Option 1: Housing Land

The Council will:

- Ensure that the Borough meets the current strategic housing requirements set out in the Nottinghamshire and Nottingham Joint Structure Plan 2001-2021.

- Meet any revised housing requirements that arise from the adoption of the East Midlands Regional Plan 2008-2026.

Alternative approaches considered

5.2 No alternative approaches have been considered, as we have no flexibility to accommodate them in this context and must be able to take account of the emerging Regional Plan housing figures.

Summary of sustainability effects

5.3 Clearly, meeting an increased housing need will have significant sustainability effects both positive and negative. With regard to the former, increased housing provision, with accompanying affordable housing delivery, will help to ensure that everyone in the Borough has the opportunity to live in a decent home. It is, however, unlikely that such a need can be accommodated solely on brownfield sites and, even where it is, care would need to be taken to ensure that distinct urban character areas are not undermined. There will be some greenfield land loss with accompanying negative biodiversity and, potentially, landscape impacts. Similarly, an increase in housing numbers will lead to an increase in waste production and natural resource consumption.

Mitigation proposals

5.4 In meeting housing demand the Preferred Options paper proposes a sequential approach to location of development that will ensure that situates housing in or adjacent to exisiting urban areas, seeking to ensure that houses are placed close to jobs, services and established public transport routes thus reducing the need to travel and the need to use private car. Re-use of previously developed land is also emphasised, where suitable, in an attempt to reduce impacts on biodiversity (although it is acknowledged that many brownfield sites also support a range of wildlife). The Preferred Option on Climate Change is designed to ensure that the drain of new development on natural resources

and the amount of waste it may produce is reduced and that on Biodiversity to encourage the creation of new biodiversity assets in relation to new development.

Cumulative effects

5.5   The cumulative effects of increased housing development are significant. More housing will mean more waste, increased natural resource consumption and more land take. More positively, the increased availability of housing will mean significant improvements in quality of life for many.

Preferred Option 2: Employment Land

> The Council will ensure that an adequate supply of employment land is available during the plan period in accordance with JSP and Regional Plan figures by:
>
> - Identifying a range of appropriately located, quality sites that will meet predicted need and employment trends;
> - Resisting the loss of quality sites while permitting the transfer of inappropriate sites to other uses, following a review of existing allocations.

Alternative approaches considered

5.6   Alternative approaches considered were the deallocation of undeveloped sites; the allocation for other uses of undeveloped sites; or the safeguarding of undeveloped sites. We have concluded that, given that the conclusions of the Employment Land Study are still awaited, that specific decisions on these issues will be approached more sensibly in the generic Development Control Policies DPD and through the Site Specific Allocations process. The Locational Strategy Preferred Option sets out the strategic approach that will be taken to the selection of additional employment land, if required.

Summary of sustainability effects

5.7   The sustainability effects of providing 'an adequate supply of employment land' are hard to judge, as much will be dependent upon the size, nature and location of employment sites as well decisions about the future use of existing sites where no longer deemed to be appropriate for employment use. That said, meeting demand may ensure a steady supply of job opportunities in the Borough with the attendant social benefits that high employment levels bring. Clearly, a major increase in employment land requirements may have significant environmental impacts in terms of air quality through increased traffic and emissions associated with employment sites, possible greenfield land take and increased demand for natural resources. Again, however, much would depend upon the nature and location of sites.

Mitigation proposals

5.8   Any adverse effects will be mitigated through policies to be outlined in the forthcoming Development Control and Site Specific Allocations DPD in terms of the location and use of current and future sites.

Cumulative effects

5.9   The cumulative effects of increased employment development are significant. More development will mean more industrial waste, increased natural resource consumption

and, potentially, more land take. More positively, the increased availability of employment opportunities will mean significant improvements in quality of life for many.

Preferred Option 3: Locational Strategy

> The Council will:
>
> Adopt a Locational Strategy made up of Policy 2 of the Regional Spatial Strategy (or its successor policy) and the Settlement Hierarchy of the Local Development Framework Core Strategy. Account will be taken of the need to bring forward suitable previously developed land and of potential flood risks. In establishing locations for new development, first consideration will be given to those sites identified as Safeguarded Land in the Replacement Local Plan.

Alternative approaches considered

5.10   In general terms no alternative approaches have been considered, as we have no flexibility to accommodate them in this context, needing to take account of the emerging Regional Plan locational policies and national guidance on Flood Risk and previously developed land. More specifically, consideration was given to the nature of development that may be appropriate for areas of the Borough beyond the main conurbation of Arnold/Carlton. It was concluded, however, that the settlement hierarchy, and the scale of development relating to that hierarchy, remained appropropriate given likely housing figures and the need for a robust Green Belt boundary.

Summary of sustainability effects

5.11   The Preferred Option should prove to have signifcant beneficial sustainability effects, resulting in as little greenfield land take as necessary and thus minimal biodiversity impact (although consideration must be given to brownfield site biodiversity). It would preserve local rural character and might even serve to stimulate regeneration or enhancement initiatives. Care would, however, need to be taken to ensure that distinct urban character areas were not undermined. It is also fair to assume that such development would be the most accessible to public transport routes, thus reducing car journeys. This option would, however, mean greenfield land loss with accompanying negative biodiversity impacts where sites on the edge of urban areas are identified. Development on former agricultural land may also reveal problems of contamination. Even so, by developing urban extensions, there may be scope to provide access to new or existing public transport routes. It is still likely that there would be some increase in car trips as dwellings are located away from jobs and services. Sizeable developments may mitigate this through employment and community provision.

5.12   This option may, however, mean less flexibility in provision of housing to meet any proven local need, which could be overcome by allowing some infill development, where appropriate, and affordable housing exception sites.

Mitigation proposals

5.13   No significant mitigation measures are considered necessary in for this Preferred Option, other than those that will be provided by other policies in the context of mitigating the impact of significant new development.

Cumulative effects

5.14 There are not believed to be any significant cumulative effects stemming from this Preferred Option.

Preferred Option 4: Green Belt and Safeguarded Land

The Council will:

Safeguard from development, until required to meet proven need, the land (to be shown on the Proposals Map) not included within the Green Belt that is:

- outside the existing urban areas;
- not in the settlements inset in the Green Belt; and
- not included in any allocation for development in this Local Development Framework.

The appropriateness for development will be established by considering proposals as if they were in the Green Belt.

Alternative approaches considered

5.15 An alternative approach considered was that of doing away with Safeguarded Land, which received some minority support at the Issues and Options stage. It was felt, however, that the loss of this Safeguarded Land may mean that proposals for major development become scattered across unsustainable sites and that the Green Belt boundaries are less secure. There was also consideration of the nature of development that may be appropriate for areas of the Borough beyond the main conurbation of Arnold/Carlton and thus whether current Green Belt designation is appropriate. It was concluded, however, that the settlement hierarchy, and the scale of development relating to that hierarchy, remained apappropriate given likely housing figures and the need for a robust Green Belt boundary.

Summary of sustainability effects

5.16 There is little to choose between maintaining or removing safeguarded land, chiefly because the effects of discontinuing the policy are dependent upon decisions about what might become of safeguarded land. By maintaining the policy, biodiversity and air quality will be protected, in the short term at least, and development will be focused on allocated sites in sustainable locations. Similarly, longer term, safeguarded sites will ensure that the Borough is able to meet housing targets through clearly identified sustainable urban extensions rather than through piecemeal development, while maintaining Green Belt boundaries.

Mitigation proposals

5.17 No significant mitigation measures are considered necessary for this Preferred Option, other than those that will be provided by other policies in the context of mitigating the impact of new development, if Safeguarded Land is required for such.

Cumulative effects

5.18   Any cumulative effects stemming from this Preferred Option are dependent upon the development, or otherwise, of safeguarded land.

Preferred Option 5: Affordable Housing

The Council will seek to:

Secure a proportion of affordable housing (amounting to at least 44% of the Borough's overall future housing provision) on new housing development sites, in line with defined numerical and site area thresholds.

Alternative approaches considered

5.19   All respondents to the Issues and Options consultation were in favour of affordable housing provision on new development in the Borough, with the majority favouring options other than those suggested. These options were:

- Increase the proportion of affordable housing (greater than 20 per cent) on large development sites;
- Seek affordable housing provision on development sites below 1 hectare;
- Allocate land for affordable housing only.

5.20   A small number suggested working towards a 20% threshold with no affordable housing on sites below 1 hectare. Those who indicated another preference were supportive of a flexible approach to affordable housing, tailored to local and site circumstance, that incorporated all three approaches. We will, therefore, also consider (subject to the conclusions of the Strategic Housing Market Assessment) the possibility of a rural exceptions policy that would make provision for affordable housing on rural sites not otherwise likely to be released for development. We would welcome views on this possibility. We note, however, that, while much of the Borough is open countryside, there are no parts that can be considered 'deep' rural areas that clearly command a need for exception sites.

Summary of sustainability effects

5.21   As a combination of options A and B from the Issues and Options paper, this proposal will serve to increase the amount and quality of affordable housing available in the Borough. By so doing it should also lead to some general health improvements (through provision of quality housing for those who have none) and should assist in building inclusive communities by having a mix of housing types on large sites.

Mitigation proposals

5.22   No significant mitigation measures are considered necessary for this Preferred Option, other than those that will be provided by other policies in the context of mitigating the impact of new development.

Cumulative effects

5.23   The cumulative effects of increased housing development are significant. More housing will mean more waste, increased natural resource consumption and more land take.

More positively, the increased availability of housing will mean significant improvements in quality of life for many.

Preferred Option 6: Retail Strategy

The Council will seek to:

- Focus retail and service development in the Borough's defined district and local shopping centres, while maximising their sustainability through the encouragement of a suitable mix of uses; and

- Facilitate environmental improvements to maintain and enhance the vitality and attractiveness of the Borough's defined district and local centres.

Alternative approaches considered

5.24   A number of respondents suggested alternative approaches to that set out above, but these were generally outside the scope of planning controls (e.g. proposals to restrict the spread of charity shops). There was, however, some support for edge of centre development, where appropriate. Others suggested that some residential development should be permitted, especially on vacant sites away from the retail core. We agree that some residential development can assist in sustaining, for example, an evening economy and increasing safety but must be part of an appropriate mix of uses. Retail uses should continue to be directed to sites within the shopping centre boundaries.

5.25   The boundaries of the retail centres were recently reviewed through the preparation of the Replacement Local Plan. Consideration will be given to further revisions to retail boundaries in the context of an individual planning application.

Summary of sustainability effects

5.26   The Sustainability Appraisal addressed this issue by looking at the implications of different approaches to retail centres. Strong restrictions against changes of use from retail were felt to be likely to keep a retail focus in sustainable locations, but may prevent development that might enhance areas with diminishing retail demand. Thus, some flexibility might be preferable in order to mitigate failing market demand, with all of the accompanying issues that this can bring. It was suggested that a total lack of protection for retail centres may permit development that would begin to erode the character of local centres, dependent upon the nature and design of development proposed. It may also affect the viability of such centres if they cease to attract shoppers, who may be forced to travel further afield to access shops and services.

5.27   The Sustainability Appraisal also touched on the potential implications of allowing retail development outside of district and local centres. Such an approach will generally serve to undermine such centres, as well as serving to increase traffic and pollution levels in, for example, out of town areas. In specific circumstances, however, edge of centre developments may help to rejuvenate certain areas and increase the viability for retail of locations between the development and the main centre.

Mitigation proposals

5.28   No mitigation proposals are believed to be needed in the context of this Preferred Option.

Cumulative effects

5.29   No adverse cumulative effects are expected to follow from the application of this Option. It is, however, expected that consolidation and improvement of existing centres will provide a community focus, provide accessible retail provision and encourage new investment.

Preferred Option 7: Climate Change

> The Council will support development proposals that actively address their potential contribution towards climate change by:
>
> - Providing for on-site renewable energy generation to meet a percentage* of the scheme's energy requirements;
>
> - Maximising energy efficiency, minimising energy consumption and incorporating facilities for waste and water recycling;
>
> - Reducing the need to travel by private car and actively encouraging the use of alternative means of transport.
>
> The Council will support proposals for larger renewable energy developments that can mitigate successfully any potential negative social, environmental and economic impacts.
>
> * It is our intention to adopt, amending as necessary, a Supplementary Planning Document on Renewables currently being development by the County. As this is still being developed we are unable at this point to give specific targets.

Alternative approaches considered

5.30   An alternative proposal with regard to renewables development was that specific sites might be allocated. It was felt, however, that such an approach may constrain unnecessarily the development of appropriate renewables facilities in locations that are not immediately apparent or that would increase in suitability as technology develops.

5.31   No alternative approaches were considered as far as energy efficiency and resource conservation measures were concerned as it was felt that new development must be of sufficient quality to address the growing national and local concerns around climate change and sustainable development. Furthermore, as noted, this option received unanimous support.

Summary of sustainability effects

5.32   The Sustainability Appraisal notes that while the provision of both on and off-site renewables generation will undoubtedly accrue significant environmental benefits, consideration must also be given to the impacts upon landscape and local character, and, potentially, biodiversity. Similarly, it is acknowledged that there may be instances where renewables and other requirements may render a development economically unviable and decisions would need to be made about the specific levels of provision that could be expected.

Mitigation proposals

5.33   Generic Development Control policies and a potential Renewable Energy SPD will need to address clearly the potentially adverse effects on e.g. landscape and the historic environment from renewables provision and make allowances accordingly.

Cumulative effects

5.34   Large-scale renewables projects may have significant cumulative effects as far as biodiversity is concerned, with potential for habitat disruption, displacement of species or interruption of long-established patterns of activity. These effects will be magnified if e.g. multiple wind farms are proposed in a given area.

Preferred Option 8: Biodiversity

The Council will seek to:

- Conserve and enhance the Borough's biodiversity through the protection of habitats and species designated in the Local Biodiversity Action Plan and of nationally and locally designated sites;

- Enhance biodiversity by supporting development proposals that will increase or support biodiversity in the Borough.

Alternative approaches considered

5.35   No alternative approaches have been considered. As noted above, biodiversity was absent from the Issues and Options paper and this omission is addressed here. We will be pleased to receive suggestions on alternative approaches.

Summary of sustainability effects

5.36   The initial Sustainability Appraisal process highlighted the implications for biodiversity of a number of possible approaches set out in the Issues and Options paper, rather than addressing the subject as a stand alone issue. Ultimately, decisions will need to be made that weigh the potential impacts upon biodiversity against any suggested development needs. It also proposed mitigation measures that might be employed to blunt the impact of development on biodiversity.

5.37   Appraising the preferred approach draws out clearly the benefits of this approach to protecting and enhancing biodiversity in the Borough. It will, however, potentially reduce opportunities for development although this should in turn maintain air, land and water.

Mitigation proposals

5.39   None required. Other policies, however, will need to take account of the special circumstances surrounding the needs of protecting and enhancing biodiversity, particularly the cumulative effects of numerous small developments.

Cumulative effects

5.40 Biodiversity protection and enhancement has significant cumulative effects, not least from the likely positive knock-on effects on the Borough's biodiversity from increases in species and habitats.

Preferred Option 9: Landscape

> The Council will:
>
> - Through the development of Landscape Policy Zones, ensure proposals for new development demonstrate an awareness of the implications of, and specify measures to mitigate their impact on, the Borough's key landscape character areas or features.
>
> - Support the enhancement and restoration of key local landscape areas and features.

Alternative approaches considered

5.41 The Issues and Options paper approached landscape as an open question, seeking views on the priority that should be given to landscape protection. All respondents were supportive of protection, with one against protection of landscape for its own sake. No respondents proposed approaches that differed from the pragmatic, qualitative character assessment proposed above.

Summary of sustainability effects

5.42 The Sustainability Appraisal notes the importance of green space as a key contributor to the character and setting of both rural villages and urban areas, as well as being important in terms of shaping people's perceptions about, and interactions with, their locality. It does, however, recognise the restriction that protection may place upon necessary development.

Mitigation proposals

5.43 None required. Other policies, however, will need to take account of the special circumstances surrounding the needs of protecting and enhancing landscape, particularly the cumulative effects of numerous small developments.

Cumulative effects

5.44 There are unlikely to be any significant cumulative effects from landscape protection, if policies are appropriately applied and development needs not fundamentally compromised. Positive effects may well arise from increasing the attractiveness of the Borough to visitors, increased numbers of people using the countryside recreationally and, incidentally, increased or protected biodiversity. Access to open, green space also contributes beneficially to quality of life and will assist in ensuring that, for examplem, water and air quality are maintained or improved.

Preferred Option 10: Design of new development

> The Council will seek new development proposals that:
>
> - Respect the character and grain of Gedling's natural and built environment, particular in areas possessing a strong historic vernacular or significant landscapes, contributing to a defined sense of place or being of sufficient architectural distinction and plan form that such a sense is created.
>
> - Can articulate clear design-led approaches to the discouragement of crime and anti-social behaviour; accessibility; the encouragement of a sense of community; and the enhancement of the built and natural environment.

Alternative approaches considered

5.45   No alternative approaches were considered in the light of the overriding national and regional emphasis on the promotion of high-quality inclusive design in the layout of new developments.

Summary of sustainability effects

5.46   The Sustainability Appraisal notes that this combination of design priorities should increase local distinctiveness and the attraction of new developments to potential inhabitants. Better local design may also change perceptions about what is a quality development. It is also hoped that ambitions to foster communities will, with appropriate developer contributions, allow for development of facilities and design approaches conducive to greater interaction among residents. It is also possible to adopt design approaches, or considerations, that are focused explicitly on designing out crime. We note, however, that there is only so much that can be achieved through design and that, as a recent study by the Commission for Architecture and the Built Environment (CABE)[1] study has shown, community is not something that can be engineered solely through design.

Mitigation proposals

5.47   None required.

Cumulative effects

5.48   The cumulative effects of good design are likely to be significant in terms of the immediate and enduring desirability of development, crime reduction, house price stability and accessibility to services, to name but a few.

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[1] What it's like to live there: the views of residents on the design of new housing (CABE, 2005)

Preferred Option 11: Historic Environment

> The Council will seek to:
>
> Preserve and enhance the Borough's Conservation Areas; Listed and Local Interest Buildings; Scheduled Ancient Monuments; Registered Historic Parks and Gardens; and sites of archaeological importance.

Alternative approaches considered

5.49　No alternative approaches were considered given the local desire to protect and enhance the built environment and national emphasis on the need to review, enhance and protect historic areas.

Summary of sustainability effects

5.50　The Sustainability Appraisal notes that this policy is central to the development and maintenance of local distinctiveness and the protection of the historic environment. It should also assist with preserving opportunities for recreation and cultural learning, as well as having the potential to bring Buildings at Risk back into use. More challenging will be decisions about the suitability of the historic environment for renewable energy development and energy efficiency measures (although this issue may be mitigated by such installations as secondary glazing, and recognition that the embodied energy in historic structures means it is often more effective to restore them than to rebuild).

Mitigation proposals

5.51　None required. Other policies, however, will need to take account of the special circumstances surrounding the needs of protecting and enhancing the historic environment.

Cumulative effects

5.52　Positive cumulative effects will arise from preserving and enhancing a local built environment that is attractive to live and work in. Such an approach will engender a sense of local identity and pride in an area, as well as encouraging conservation-led regeneration.

Preferred Option 12: Open Space and Leisure

> The Council will seek to:
>
> Protect, increase or improve public open space, recreational space, cycling, walking sport and leisure facilities in line with the recommendations of the relevant Leisure audits and other key local strategies.

Alternative approaches considered

5.53　The Issues and Options paper approached leisure and open space as an open question, seeking views on the priority that should be given to protection of open and recreational space. All respondents were supportive of increased provision and protection, with one

suggesting the caveat that a needs assessment should be carried out for site specific provision.

Summary of sustainability effects

5.54 The Sustainability Appraisal is clear in its assertion that the protection of green space and recreational land has much to recommend it. These areas serve to improve health and well-being by providing facilitites for people to exercise and interact. Open green spaces are also important for biodiversity and can be key contributors to the character and setting of both rural villages and urban areas, and the perceptions that people have about their area.

Mitigation proposals

5.55 Generic Development Control policies will need to include criteria that ensure any new facilities are appropriately located, in terms of need, accessibility and potential impact on surrounding areas (e.g. from potential increases in traffic flow).

Cumulative effects

5.56 As noted above, open space and leisure facilities have positive cumulative effects in terms of improved health and well-being, biodiversity (in the case of open space) and, potentially, community development.

Preferred Option 13: Developer Contributions

The Council will require:

Developers to contribute to the expansion or improvement of existing, or construction of appropriate new, community facilities and infrastructure where it is shown that new development pressure will adversely affect existing facilities and infrastructure.

Alternative approaches considered

5.57 The Issues and Options paper approached developer contributions as an open question, seeking views on appropriate new facilities. There was support for additional emphasis on renewables, flood risk measures, outdoor sport (as part of open space provision), cycling and pedestrian infrastructure and small shopping precincts. One respondent wished to exclude libraries, sports halls, community centres, village halls and recycling centres. Consideration of these specifics, and potential trigger points, will be undertaken in the context of the Generic Development Control policies.

Summary of sustainability effects

5.58 This issue did not lend itself to the matrix assessment approach. It is, however, clear that all of the areas of expected contribution would serve to address key social and environmental sustainability objectives.

Mitigation proposals

5.59 No general mitigation required, although consideration may have to be given to location of facilities and impact of e.g. new roads infrastructure. This approach is itself a mitigation measure against e.g. increased pressure on local facilities.

Cumulative effects

5.60   As noted above, developer contributions are themselves a means of mitigating the cumulative effects of development upon local services and infrastructure and, as such, are generally positive in nature. Clearly, where, for example, new road provision is provided to offset potential traffic flow problems, cumulative effects can be negative (e.g. on biodiversity) as well as positive (e.g. in terms of accessibility).

How sustainability problems were considered in developing the policies and proposals

5.61   Officers working on the Sustainability Appraisal and Preferred Options paper liaised frequently during this process, in order to ensure that sustainability issues were fully considered. In a number of cases this led to the merging or revision of options and the development of new options. Inevitably, there are instances where decisions had to be made that saw options with poor sustainability 'scores' developed as preferred approaches. An obvious example here is the need to accommodate increased housing for the Borough (to meet dwelling provision targets set at higher levels), which will inevitably compromise biodiversity, landscape and energy conservation among others. The role of the Sustainability Appraisal, however, is not to direct decisions, but to raise issues for consideration. In this respect it has been successful.

Uncertainties and risks

5.62   Uncertainties and risks always exist in any qualitative assessment process, where what are essentially subjective judgements are required. Deduction and a degree of assumption also underlie this assessment. Below are some key uncertainties and risks identified during the process:

Risk of sustainability issues being incorrectly identified

5.63   In some instances (many now updated) the baseline data presented in the Core Strategy Scoping Report was only available at a wider geographic level or was absent altogether. In these situations it was necessary to make assumptions about the issue identified by the higher level data, or about the likely trend where data was absent, in terms of relevancy to and impact in Gedling Borough.

Risk of inaccurate predictions

5.64   In many instances, the predicted impacts of implementing a generic high-level policy such as the Core Strategy will be affected by the magnitude, duration and, crucially, locations of the policy's effects. For these reasons the principal uncertainty affecting the Core Strategy is the extent to which the impacts that have been identified are genuinely significant, either individually or cumulatively, given the wide scope, in both time and area, of the policies involved.

Uncertainty about behavioural change

5.65   Some predictions (e.g. an increase in availability of public transport leading to a reduction in car use) are based upon assumptions about behavioural change, which is notoriously difficult to judge.

Risk of changes to regional and national policy

5.66 This appraisal has been made in the context of policy options developed within a higher level policy framework. It is entirely likely that this framework may change during the lifetime of the Core Strategy, which may well entail changes to local policy, and thus sustainability impacts, that cannot be anticipated.

6.   IMPLEMENTATION

Links to other tiers of plans and programmes

6.1   The Core Strategy must, like all of the Council's DPDs, be in general conformity with the Regional Spatial Strategy (the Regional Plan) for the East Midlands. This is currently under review, with the most recent draft released for consultation in September 2006. We must also consider, until it is superseded by the adoption of the final draft of the Regional Plan in 2008, the Joint Nottinghamshire and Nottingham Structure Plan (2006).

6.2   The Core Strategy should also be read in conjunction with the Council's forthcoming DPDs and SPDs (please refer to the Council's Local Development Scheme available at www.gedling.gov.uk/index/pe-home/pe-lp-home/pe-lp-localdevel.htm#gedbor_local_dev_scheme) that will be fundamental to the implementation of the spatial policies it sets out. Effort has also been made to link the spatial objectives of the Core Strategy with the aims of the Community Strategy.

Proposals for monitoring

6.3   The Guidance notes that the significant effects of the implementation of the policies in the LDF Core Strategy DPD must be monitored to identify any unforeseen adverse impacts and enable appropriate remedial action to be taken. In addition, the Planning and Compulsory Purchase Act 2004 requires the Council to produce an Annual Monitoring Report (AMR) on the implementation of the Local Development Scheme, demonstrating the progress made in implementing Replacement Local Plan policies (and Local Development Framework policies when in place). In order to enable effective reporting, a range of indicators have been put in place, drawn from *Local Development Framework Core Output Indicators* (ODPM, October 2005). To avoid duplication, it is proposed that the monitoring of the SA indicators (set out in **section 3** above) will take place annually alongside those used for the AMR. Indeed, in some instances the same indicators have been chosen to ensure that the Local Plan/LDF and Sustainability Appaisal are as fully integrated as possible. It is anticipated that this annual dual reporting process will begin with the AMR for 2006/07, although it should be noted that there may be some indicators that cannot be measured annually. Monitoring will be constantly reviewed in light of good practice guidance.

Appendix 1 Compliance with SEA Directive

The SEA directive (Directive 2001/42/EC) sets out in its Annex 1 the information required of an Environmental Report in order for it to fulfil the requirements of the Directive. These include:

(a) an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes.

An outline of the content, as it has developed, and main objectives of the Core Strategy is provided in paragraphs **1.2**, **1.10** and **1.13-1.15**. **Appendix 3** sets out other plans and programmes and their implications for the Core Strategy.

(b) the relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan or programme.

Appendix 4 sets out the current baseline on a range of sustainability issues, including environmental factors, along with current trends under the present Replacement Local Plan.

(c) the environmental characteristics of areas likely to be significantly affected.

Appendix 4, the current baseline, sets out key environmental characteristics of the Borough that are likely to be affected by the plan.

(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directive 79/409/EEC ('Wild Birds' Directive) and 92/43/EEC ('Habitats' Directive).

This information may be found in **Appendix 4**, which sets out relevant environmental baseline details and has been updated since the scoping report to include Sites of Interest for Nature Conservation (SINCs). It should be noted that Gedling Borough has no Special Protection Areas (pursuant to the Wild Birds Directive) or Special Areas of Conservation (pursuant to the Habitats Directive). Its only SSSI, at Linby Quarries, is in a favourable condition with one of two unfavourable sections classed as being in recovery.

(e) the environmental protection objectives established at International, Community or Member State level which are relevant to the plan or programmes and the way those objectives and any environmental considerations have been taken into account during its preparation.

This information may be found at **Appendix 3** and is taken into account through the nature and structure of the Sustainability Framework used in this document.

(f) the likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors.

The likely effects are assessed in the matrices at **Appendices 5 and 6** and summarised in **Section 5**. The likely significant effects of the Core Strategy as it currently stands are set out at paragraph **1.15**. These issues are also incorporated into the main Sustainability Appraisal Objectives and Assessment Questions used as part of the Appraisal process.

(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.

To assist with decisions on Preferred Options, mitigation measures were set out in general terms in paragraphs **4.38-4.44**. More specific mitigation measures for each of the Preferred Options themselves are to be found at **Section 5**.

(h) an outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.

The reasons for selecting alternatives are covered in paragraphs **4.1, 4.37** and **Sections 6**. The description of how the assessment was undertaken is given in **Section 2** and the difficulties encountered noted in paragraphs **3.9** and **5.62-5.66**.

(i) a description of the measures envisaged concerning monitoring in accordance with Article 10.

Monitoring measures are set out in paragraph **6.3**.

(j) a non-technical summary of the information provided under the above headings.

A non-technical summary is provided in **Section 1**.

Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, (ODPM, 2005) suggests in Appendix 10 that the initial stage in testing the Core Strategy against the SA Objectives (SAOs), is to test the compatibility of the SAOs themselves. This is so that any inherent tensions may be identified and mitigation/revision may be considered, where appropriate.

Figure 2 below rates SAOs under five categories:

+	Objectives are compatible
+?	Objectives are potentially compatible
-	Objectives are incompatible
-?	Objectives are potentially incompatible
	Objectives have no direct/immediate impact on each other

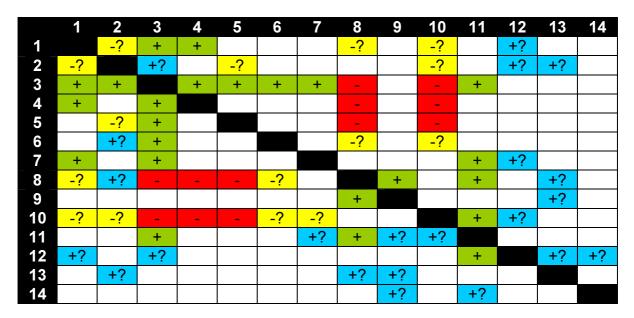|	1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	■	-?	+	+				-?		-?		+?		
2	-?	■	+?		-?					-?		+?	+?	
3	+	+	■	+	+	+	+	-		-	+			
4	+		+	■				-		-				
5		-?	+		■			-		-				
6		+?	+			■		-?		-?				
7	+		+				■				+	+?		
8	-?	+?	-	-	-	-?		■	+		+		+?	
9								+	■					+?
10	-?	-?	-	-	-	-?	-?			■	+	+?		
11			+				+?	+	+?	+?	■			
12	+?		+?								+	■	+?	+?
13		+?						+?	+?				■	
14									+?		+?			■

Figure 2

The results of this this exercise show that the majority of SAOs are broadly compatible with one another, demonstrative of a general soundness in the SAO framework. Some, clearly, will have both postive and negative impacts upon one another. Where this is the case, and thus the effect is not clear cut or may be both positive and negative, they have also been given a neutral classification. Nonetheless a number of potential and clear incompatiblities have been identified. These are discussed below.

Biodiversity (SAO1) v Employment opportunites (SAO8)/Housing need(SAO10)

It is arguable that these SAOs are on the margins of total incompatibility, with any housing or employment development on greenfield land (and, indeed on many brownfield sites) likely to have a negative and immediate impact on biodiversity in the short-term and often for longer. One must, however, also recognise that well-designed development accommodating a range of green infrastructure (e.g. open spaces; green roofs; wetland) and mitigation initiatives can also serve to increase biodiversity in the longer term, especially on sites that may previously have been contaminated or farmed.

Cultural and built environment (SAO2) v Biodiversity (SAO1)

It was felt that in certain instances Buildings at Risk, and other historic structures or areas with potential for development and enhancement, may also be habitats for protected species. In such cases the preservation and enhancement of both the natural and built environment may be incompatible and mitigation measures, such as the relocation of species or construction of artifical habitats, will need to be considered.

Cultural and built environment (SAO2) v Energy usage/Renewables (SAO5)

In many cases the sensitive restoration of historic buildings will require the use of materials that are less energy efficient than modern buildings. Similarly, it will be less appropriate for such buildings to accommodate renewable systems that may compromise their setting or appearance. This issue may be mitigated by such installations as secondary glazing, and recognition that the embodied energy in historic structures means it is often more effective to restore them than to rebuild.

Cultural and built environment (SAO2) v Housing need (SAO10)

Criteria in appraising the character of Conservation Areas (CAs) include the emphasis on local details, vernacular architecture and use of traditional building materials. This may have significant impact on the cost of new development in these areas, which may mean that housing is less affordable to many sectors of the community around CAs. Similarly, the setting of CAs and historic buildings may well be compromised by poorly designed modern housing. It will, therefore, be important to consider design, likely impact and affordability of housing in and around historic areas and when bringing Buildings at Risk back into use.

Natural resources (SAO3) v Employment opportunites (SAO8)/Housing need (SAO10)

It is argued that the above SAOs are incompatible. The construction of new housing and business development is likely, particularly at the construction phase, to lead to increased local traffic and a corresponding reduction in air quality and increase in CO2 emissions. Similarly, in certain cases, the need for new infrastructure may lead to a corresponding increase in air pollution and emissions.

The Scoping Report (SA Stage A) identifies no land within the Borough as contaminated, under Section 78(2), Part IIA, Environmental Protection Act 1990. Where, however, previously developed sites become redundant, there is always potential for contaminants to be released during the construction of new developments. Where the development of new infrastructure is proposed, this may lead to increased contamination of groundwater and watercourses, through increased runoff rates and leaching of contaminants into rivers and the water table. Pollution control measures will need to be in place to protect water resources.

In assessing these objectives as incompatibile, consideration was nonetheless given to the fact that much will depend upon the size, scale, construction methods and location of economic and residential development. Furthermore, the very existence of SAO3 (and others such as SAOs 1, 2, 4, 5 and 7) serves as a means of mitigating the impact of development and ensuring that standards of, for example, construction are increased in order to ensure that impacts on natural resources are reduced.

Minimising waste (SAO 4) v Employment opportunites (SAO8)/Housing need (SAO10)

Any increase in household numbers or business development will obviously lead to an increase in levels of waste generated. Consequently, this is another point of incompatibility. This will

need to be mitigated by the implementation of effective policies to reduce levels of business and domestic waste through, for example, proactive recycling schemes.

Energy usage/Renewables (SAO5) v Employment opportunites (SAO8)/Housing need (SAO10)

Any new development, be it residential or economic, will increase demands upon available energy. Consequently, these objectives are incompatible, so far as minimising energy usage is concerned. The implementation of effective policies requiring increased energy efficiency and the incorporation of renewable energy generation in new developments will go some way to mitigating the impacts of this increased demand.

Minimize flooding (SAO6) v Employment opportunites (SAO 8)/Housing need (SAO10)

There is tension between these objectives in that new development, with increased areas of hard standing and thus increased run off, may well contribute to localised flash flooding. This can be mitigated to a large degree by, for example, sustainable drainage systems but is nonetheless likely to increase flood risk. Furthermore, if development is excluded from sites at risk of flooding, the amount of land available for development is reduced. This problem may be overcome by the construction of suitable flood defences.

Employment opportunites (SAO 8)/Housing need (SAO10) v Reduce car dependence/improve public transport (SAO7)

These SAOs are on the margins of total incompatibility as new development, no matter how well serviced by public transport, is likely to increase car use. It is considered, however, that much will depend upon the scale and location of development, with concentrations in or near urban centres likely to be more sustainable so far as car use is concerned. Furthermore, the provision of increased public transport services may provide greater accessibility to employment opportunities for many.

Appendix 3 Other plans, programmes and objectives

National strategies – indirectly impacting upon core strategy

Document	Associated Legislation/ Plans/ Programmes	Key Targets/ Objectives	Implications for Core Strategy
"Securing the Future" – UK Sustainable Development Strategy, March 2005	"A Better Quality of Life" (1999) – UK sustainable development strategy World Summit on Sustainable Development (Johannesburg, 2002)	• Better quality of life for all, without compromising quality of life for future generations; • Integrated approach to sustainable development – economy, society, environment; • Full commitment to sustainable development.	Shared priorities – • **Consumption/ production** – maintenance/ development of local economic base. • **Climate change/ resources** – promote energy efficiency. • **Sustainable communities** – partnership working.
Web link:	http://www.sustainable-development.gov.uk/publications/uk-strategy/uk-strategy-2005.htm.		
"Sustainable Communities: Building for the future" – ODPM, February 2003	"Earth Summit", Rio 1992	Issues addressed – • Housing shortage; • Areas of low demand/ abandonment; • Decent homes; • 'Liveability'; • Protecting the countryside.	• Need to ensure sufficient land supply to meet housing need; • Need to ensure high quality, high-density housing development.
Web link:	http://www.odpm.gov.uk/index.asp?id=1139865.		
UK Biodiversity Action Plan (BAP), 1994	Convention on Biological Diversity – "Earth Summit", Rio 1992	Detailed plan for the protection of UK biological resources – • 391 Species Action Plans; • 45 Habitat Action Plans.	Need for Core Strategy to take into account Local BAP for Nottinghamshire (1998).
Web links:	• http://www.ukbap.org.uk/default.aspx; • http://www.defra.gov.uk/wildlife-countryside/biodiversity/ukbap/index.htm.		
Working with the grain of nature: a biodiversity strategy for England (2002)	UK Biodiversity Action Plan (BAP), 1994	Ensure biodiversity considerations become embedded in all main sectors of public policy, sets out a programme for the next five years.	Need for Core Strategy to take into account Local BAP for Nottinghamshire (1998).
Web link:	http://www.defra.gov.uk/wildlife-countryside/biodiversity/biostrat/index.htm.		

Planning policy statements and guidance notes (PPSs AND PPGs)

Document	Associated Legislation/ Plans/ Programmes	Key Targets/ Objectives	Implications for Core Strategy
PPS 1 – Delivering Sustainable Development	"A Better Quality of Life" (1999) – UK sustainable development strategy "Sustainable Communities - building for the future" – ODPM, February 2003	• Social progress which recognises the needs of everyone; • Effective protection of the environment; • Prudent use of natural resources; and, • Maintenance of high and stable levels of economic growth and employment.	Key objectives underpinning preparation of all DPDs (PPS1, paragraph 5) – Core Strategy should facilitate and promote sustainable patterns of urban and rural development – making suitable land available for development in line with economic, social and environmental objectives.
PPG 2 – Green Belts	1955 Green Belt Circular	• Check the unrestricted sprawl of large built-up areas; • Prevent neighbouring towns from merging into one another; • Assist in safeguarding the countryside from encroachment; • Preserve the setting and special character of historic towns; and • Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.	The Green Belt has undergone a significant review within the Borough in accordance with the 1996 Structure Plan Review (including the designation of "Safeguarded Land" within the Borough. Recent revisions to the Green Belt boundary are incorporated in the Replacement Local Plan (July 2005). Ideally further revisions to the Green Belt ought to be unnecessary during the Core Strategy period.
PPG 3 – Housing		Sustainable patterns of development:- • Meet housing requirements of whole community; • Provide wider opportunity and choice in the size, type and location of housing; • Provide sufficient land but give priority to re-using previously-developed land; • Make more efficient use of land; • Place the needs of people before ease of traffic movement; • Reduce car dependence by facilitating more walking and cycling; • Promote good design in new housing developments.	The application of the "sequential test" in the selection of possible growth areas should consider:- • Defined housing need (i.e. levels of housing growth that need to be accommodated); • Need for an appropriate choice of possible growth locations; • Consideration of the appropriateness of different potential areas for housing growth within the Borough.

PPG 4 – Industrial, Commercial Development and Small Firms	"This common inheritance – Britain's environmental strategy" (September 1990)	• Encourage continued economic development in a way which is compatible with stated environmental objectives. • Give greater certainty about the types of development that will or will not be permitted in a given location.	Spatial policies:- • development in locations which minimise the length and number of trips; • development that can be served by more energy efficient modes of transport; • discourage development where it would be likely to add to congestion.
PPS 6 – Planning for Town Centres		Promote vitality/ viability of town centres by:- • Planning for growth/ development of existing centres; • Promoting/ enhancing existing centres by focussing development in these.	Policies required:- • Pro-active policies to promote growth/ manage change in town centres; • Define network/ hierarchy of town centres.
PPS 7 – Sustainable Development in Rural Areas		• Raise the quality of life and the environment in rural areas; • Sustainable patterns of development; • Diverse and adaptable agriculture sectors.	Policies:- • Sustain, enhance and, where appropriate, revitalise villages (including through the provision of affordable housing); • Strong, diverse, economic activity; • Maintain local character and a high quality environment.
PPS 9 – Biodiversity and Geological Conservation	UK Biodiversity Action Plan, 1994	• Conserve, enhance, restore England's wildlife/ geology; • Rural renewal/ urban renaissance.	• Strategy should integrate biological/ geological diversity with other considerations; • Improve quality/ extent of habitat, geological, geomorphological sites; • Enhance biodiversity in green spaces/ new developments.
PPS 10 – Planning for Sustainable Waste Management	UK Sustainable Development Strategy, March 2005	Protect human health and the environment by producing less waste and using it as a resource wherever possible.	• Reflect concerns of local communities; • Protect Green Belt, but recognise locational needs of waste management facilities; • Ensure design/ layout of new development supports sustainable waste management; • Waste management should be considered alongside other spatial planning concerns.

PPS 12 – LDFs	Planning and Compulsory Purchase Act 2004	Flexibility, community involvement, programme management, sound DPDs.	Need to systematically and consistently follow the DPD process.
PPG 13 – Transport	White Paper – "A New Deal for Transport: Better for Everyone" (July 1998)	• Promote sustainable transport choices for people and moving freight; • Promote accessibility to jobs and services by public transport, walking and cycling, and • Reduce the need to travel, especially by car.	• Accommodate new development principally within existing urban areas, planning for increased intensity of development at locations which are highly accessible by public transport, walking and cycling; • Focus major generators of travel in principal urban areas/ near to transport interchanges.
PPG 14 – Development on Unstable Land		Full/ effective use of land in sustainable/ environmentally acceptable manner.	Need to identify areas within the Borough, which are potentially unstable, e.g. former quarry/ mine workings.
PPG 15 – Planning and the Historic Environment	Planning (Listed Buildings and Conservation Areas) Act 1990	Effective protection for all aspects of the historic environment. Physical survivals of our past are to be valued and protected for their own sake, as a central part of our cultural heritage and our sense of national identity.	Core Strategy policies should:- • Be co-ordinated and integrated with other planning policies affecting the historic environment; • Encourage satisfactory reuse of neglected historic buildings; • Include conservation of the historic environment as a key topic, taking account of strategic objectives/ constraints set out in RSS.
PPG 16 – Archaeology and Planning		Archaeological remains on land – how they should be preserved or recorded both in an urban setting and in the countryside.	Reconcile the need for development with the interests of conservation including archaeology.
PPG 17 – Planning for Open Space, Sport and Recreation		Well designed/ implemented policies for open space, sport and recreation are fundamental to delivering broader Government sustainability objectives:- • Supporting urban renaissance; • Supporting rural renewal; • Promoting social inclusion and community cohesion; • Health and well being.	• Robust assessments of existing and future needs of communities for open space, sports and recreational facilities; • Assessments and audits form the starting point for establishing an effective strategy for open space, sport and recreation at the local level (tied into Community and Core Strategies); • High quality facilities should be recognised and protected through appropriate policies.

PPG 21 – Tourism	"This common inheritance – Britain's environmental strategy" (September 1990)	Sustainable tourism:- • Supporting industry in ways that contribute to environmental quality; • Encourage tourism which aims to safeguard environment; • Respect environment that attracts visitors; • Serve interest of economic growth and environmental conservation.	Core Strategy policies – areas of growth and restraint within Borough:- • Scale/ distribution; • Contributions to other policy concerns – employment, transport etc; • Identify areas of tourism decline/ growth; • Accommodate demand; • Protection of key assets.
PPS 22 – Renewable Energy	"Our energy future – creating a low carbon economy", February 2003	Government energy policy:- • Cut its carbon dioxide emissions by some 60% by 2050 (note 2020 interim target); • Generate 10% of UK electricity from renewable energy sources by 2010 and 20% by 2020; • Assist UK renewables industry to become competitive in home and export markets and in doing so, provide employment.	Key principles for renewable energy:- • Identify locations where technology is viable and environmental, economic, and social impacts can be addressed; • Promote and encourage development of renewable energy; • Need to justify constraint policies; • Foster community involvement in renewable energy projects
PPS 23 – Planning and Pollution Control	"Sustainable Communities: Delivering through Planning", July 2002 "A Better Quality of Life – A Strategy for Sustainable Development for the UK", May 1999	• Ensure other uses/ developments are not, as far as possible, affected by major existing or potential sources of pollution; • Planning/ pollution control regimes should complement each other; • Putting people at the centre – procedures based on transparency, access to information, effective participation by stakeholders; • Applying precautionary principle.	• Appropriate policies/ proposals required for dealing with potential contamination/ remediation of land so that it is suitable for the proposed development/ use; • Steer development to appropriate previously developed land (maybe affected by contamination) and protect greenfield land from avoidable development; • Identify areas with substantial concentrations of contaminated land.
PPG 24 – Planning and Noise		• Wherever practicable, noise-sensitive developments should be separated from major sources of noise (road/ rail/ air transport and certain industrial uses).	Core Strategy should give developers and local communities a degree of certainty about the areas in which particular types of development will be acceptable and those in which special measures may be required in order to mitigate the impact of noise.

| PPG 25 – Development and Flood Risk | "Earth Summit", Rio 1992 – "precautionary principle" EC Water Framework Directive | Managing flood risk:-
• Consider how changing climate will affect the flood risk over the lifetime of developments;
• Giving appropriate weight to information on flood-risk and how it might be affected by climate change;
• Applying precautionary principle so risk is avoided;
• Recognising that flood plains have a natural role as a form of flood defence as well as providing important wildlife habitats and adding to landscape value;
• Recognising that engineered flood reduction measures may not always be the appropriate solution. | • Consider the information available on the nature of flood risk and its potential consequences and accord it appropriate weight.
• Apply a risk-based approach to the preparation of development plans and their decisions on development control through a sequential test:-
  o Priority in allocating or permitting sites for development, in descending order to the flood zones set out in Table 1 (PPG 25, paragraph 30);
  o Risk categories 1 (little/ no risk), 2, 3a, 3b, 3c (functional flood plains – highest risk). |
| **Web link:** | http://www.odpm.gov.uk/index.asp?id=1143802. | | |

Regional and sub-regional plans, strategies and documents

Document	Associated Legislation/ Plans/ Programmes	Key Targets/ Objectives	Implications for Core Strategy
Regional Spatial Strategy for the East Midlands (RSS8), March 2005	PPS 11 – Regional Spatial Strategies	Policy 1 – Regional Core Objectives:- 1. Address social exclusion – regeneration; 2. Protect/ enhance environmental quality; 3. Improve health of residents; 4. Promote/ improve economic prosperity; 5. Improve accessibility to jobs, homes and services; 6. Achieve effective protection of the environment; 7. Increase region's biodiversity; 8. Promote prudent use of resources; 9. Reduce scale/ impact of future climate change; 10. Promote good design in development.	Within RSS8, regional priorities are identified, together with a spatial strategy for development and "Three Cities" sub-area:- • Provision for mixed development and enhanced transport links/ accessibility (Policies 15 & 16); • Further review of Nottingham – Derby Green Belt to 2026 (Policy 14); • Comprehensive, topic based policies – housing, regeneration, employment, rural diversification etc, set out principal framework for Core Strategy.
Web link:	http://www.goem.gov.uk/goem/docs/191913/237644/rss8.pdf.		

Review of the East Midlands Regional Plan to 2026 – Options Paper, October 2005	PPS 11 – Regional Spatial Strategies Regional Spatial Strategy for the East Midlands (RSS8), March 2005	Items for review:- • Sub-area boundaries; • Policies for future development form; • Scale and distribution of new housing.	Until "preferred options" for the review of RSS8 are agreed, the impacts of this document upon the Core Strategy remain uncertain. RSS8 (March 2005) remains the current document.
Web Link:	http://www.emra.gov.uk/regionalplan/documents.htm.		
"Actions 4 Environment" – An Environment Strategy for the East Midlands	East Midlands Green Infrastructure Phase 1 – Scoping Study – Final Report September 2005	Key environmental themes:– • Heritage (built and natural), air, land use, water; • Delivery of integrated networks of multi-functional open space – public benefit.	Actions 4 Environment forms one of four parts of the Integrated Regional Strategy, which sets out the regional sustainable development framework.
The East Midlands Biodiversity Strategy (January 2006)	UK Biodiversity Action Plan (BAP), 1994 "Actions 4 Environment" – Environment Strategy for the East Midlands	Creation of policy/ strategic framework, to best achieve enhancement of biodiversity.	• Strategic framework for local biodiversity action plans; • Inform other regional strategies/ partners re role of biodiversity.
Integrated Regional Strategy (IRS) Framework (Jan 2005)	Regional Spatial Strategy for the East Midlands (RSS8), March 2005	5 priorities for Region:- 1) Reduce inequalities; 2) Conserve/ enhance natural environment; 3) Sustainable/ healthy communities; 4) Improve economic performance; 5) Use natural resources efficiently.	IRS sets context for preparing policies in a compatible/ integrated way – Regional Economic Strategy, RSS8, Regional Environment Strategy and various social strategies.
Regional Housing Strategy 2004-2010	Identifying Sub-Regional Housing Markets of the East Midlands, April 2005	Ensure existing/ future housing stock is appropriate to meet needs of all parts of the community.	Provision of appropriate levels of new affordable housing based on housing needs assessments.
Regional Future: England's Regions in 2030, January 2005	Regional Spatial Strategy for the East Midlands (RSS8), March 2005	Trend-based prognosis to 2030 – need for policies to affect these trends, particularly by raising economic performance.	Policies for economic growth, as incorporated into RSS8.
Smart Growth: The Midlands Way – consultation report, February 2005	"Sustainable Communities: Building for the future" – ODPM, February 2003	Reinforce and assist in the delivery and implementation of existing regional policy, for the East and West Midlands regions.	Policies for sustained economic growth, as incorporated into RSS8.

Regional Energy Strategy: The East Midlands Energy Challenge	"Our Energy Future – Creating a Low Carbon Economy" – government White Paper	• Cut UK CO_2 emissions by some 60% by about 2050, with real progress by 2020; • Maintain reliability of energy supplies; • Sustainable economic growth/ improved productivity; • Ensure every home is adequately and affordably heated.	Within Core Strategy, policies should include references to:- • Reducing energy need; • Using energy more efficiently; • Using energy from renewable sources; • Clean/ efficient use of fossil fuels
East Midlands Regional Waste Strategy, January 2006		Framework for change from wasteful practices:- • Influence production/ consumption of goods; • Minimise waste production; • Recover/ recycle as much waste as possible.	Issues generally addressed through minerals and waste LDFs (i.e. by Notts County Council).
East Midlands Regional Freight Strategy, July 2005	Regional Spatial Strategy for the East Midlands (RSS8), March 2005	Framework within RSS8, aiming to develop more efficient/ sustainable distribution to benefit industry/ society.	Consider Freight Strategy as supporting statutory transport and economy policies within RSS8.
Regional Economic Strategy for the East Midlands – Submission Consultation Draft, January 2006		Vision for the economic future and framework for ensuring the long-term sustainable economic growth of the region. Improve economic performance/ enhance competitiveness by addressing market failures/ supporting regeneration.	Policies for sustained economic growth, as incorporated into RSS8.
Web link:	http://www.emra.gov.uk/regionalplan/documents.htm.		
Space4Trees – East Midlands (August 2005)	Integrated Regional Strategy (IRS) Framework (Jan 2005)	East Midlands approach to forestry issues which reflects national policies and objectives but which focuses on regional needs, aspirations, actions and funding priorities of the Forestry Commission and stakeholders.	Need for Core Strategy to include policies highlighting the importance of trees and woods, for woodlands within the borough and trees in our street and parks ("urban trees").
Web link:	http://www.space4trees.org.uk/.		
In addition to the recent strategies mentioned above, the "East Midlands Regional Plan Sustainability Appraisal" provides a list of several (then current) strategies to be considered by the Appraisal. This Annex provides a record of recent regional documents and how these relate to the statutory RSS8.			
Web link:	http://www.emra.gov.uk/regionalplan/documents/EM_SA_ScopingReport.pdf.		
Severn Trent Water Monitoring Plan for	Drinking Water Regulations, October 2004	Ensure water distribution and sewerage networks and other assets above and below	Need for Core Strategy to address the need to sustain/ maintain water supplies to

2005 – 2010		ground, operate efficiently and effectively.	communities.
Web link:	http://www.stwater.co.uk/upload/pdf/Monitoring_Plan.pdf.		

County-wide and South Nottinghamshire documents

Document	Associated Legislation/ Plans/ Programmes	Key Targets/ Objectives	Implications for Core Strategy
Nottinghamshire and Nottingham Joint Structure Plan (JSP), adopted February 2006	Town and Country Planning Act 1990 Regional Spatial Strategy for the East Midlands (RSS8), March 2005	Policy 1/1:- • Appropriate employment/ housing development; • Integrated transport network; • Improvements to disadvantaged areas; • Protection of landscape, built environment, cultural heritage; • Protection/ enhancement of biodiversity; • Design/ energy efficiency.	JSP "saved" for 3 years, commencing February 2006. Along with RSS8, this provides the principal strategic context, within which the Core Strategy will be prepared. As various Core Strategies for Nottinghamshire planning authorities (including Gedling) emerge, these will progressively supersede the JSP.
Nottinghamshire Minerals Local Plan, adopted December 2005	Town and Country Planning Act 1990	Blueprint for quarrying in Nottinghamshire – aims to strike a balance between society's needs for minerals and the need to protect our local environment.	Minerals Local Plan "saved" for 3 years, commencing February 2006. Only limited minerals extraction is now carried out within the Borough.
Nottinghamshire Waste Local Plan, adopted January 2002	Town and Country Planning Act 1990	Encourage waste management options that minimise the environmental disturbance while ensuring an adequate number and mix of sites to meet Nottinghamshire's needs.	Waste Local Plan "saved" in full until it can be replaced under the new Minerals and Waste Development Framwork.
Local Transport Plan (LTP) for Greater Nottingham 2001/2 – 2005/6, July 2000 2nd Local Transport Plan (LTP) for Greater Nottingham 2006/7 – 20010/11, October 2005	Transport Act 2000	Strategic planning document setting out aims, objectives and policies for achieving sustainable/ integrated transport within "Greater Nottingham" area:- • Accessibility to essential services; • Widening travel choice/ alternatives to private car; • Protect/ enhance the environment; • Improved road safety.	Integration of strategic spatial planning (i.e. Core Strategy) and transport policies for the Greater Nottingham (South Nottinghamshire) area.
Nottinghamshire County Council Bus Strategy 2003, July 2003	Local Transport Plan (LTP) for Greater Nottingham 2001/2 – 2005/6, July 2000	General policies to ensure that bus services meet travel needs, which the County Council considers, best met by bus services. Encourage safe, integrated, efficient and economic bus services	Need for sustainable development policies to take account of existing bus services, both in supporting these, and how services play an important role in determining sustainable patterns of development.

Integrated Transport Measures and Developers' Contributions – Interim Transport Planning Statement, May 2002	Local Transport Plan (LTP) for Greater Nottingham 2001/2 – 2005/6, July 2000	Provide clarity and advice regarding implementation of policies on developer contributions towards integrated transport measures.	Gedling Borough Council regard the ITPS as "saved" interim (supplementary) planning guidance, which will be superseded by future statutory Supplementary Planning Documents (see Gedling Borough Local Development Scheme, March 2005).
	Nottinghamshire and Nottingham Joint Structure Plan (JSP), adopted February 2006		
Highway Network Management Plan, December 2005	Local Transport Plan (LTP) for Greater Nottingham 2001/2 – 2005/6, July 2000	County Council policy statements relating to the maintenance of the highway network.	Highways requirements for implementation of new developments.
South Nottinghamshire Rail Network Review, August 2003	Local Transport Plan (LTP) for Greater Nottingham 2001/2 – 2005/6, July 2000	Review existing strategy/ priorities for development of local passenger rail service for Greater Nottingham conurbation and formulate new "best value" guidance for rail network development.	Possible future improvements to rail services in south of Borough – Netherfield, Carlton, Burton Joyce – possible increase in development pressure.
Climate Change – Framework for Action in Nottinghamshire – Agenda 21, September 2005	Agenda 21	Main issues and challenges facing Nottinghamshire, re climate change:- • Likely impacts; • Practical initiatives for mitigating climate change; • Inspire stakeholders to develop local action plans.	Development of specific policies with reference to climate change in Core Strategy.
Nottinghamshire County Council Cycling Strategy, November 1997	National Cycling Strategy, July 1996	Policies for cycling:- • Commitment to the provision of more carriageway cycle lanes/ advance cycle stop lines; • Review of some of the facilities provided on existing cycle routes.	Review of existing implementation of cycle routes within the Borough. Development of specific policies for implementation of cycle routes/ improvements where appropriate.
Nottinghamshire Landscape Guidelines, 1997	PPS 7 – Sustainable Development in Rural Areas	Development of landscape policies:- • Guidelines re countryside character; • Help LPAs identify priorities for landscape enhancement/ conservation; • Strategic basis for landscape management; • Targeting landscape management resources.	• Identification of principle/ priority areas for landscape protection/ conservation within Borough; • Policies to protect areas identified as having particular landscape character.

A Cultural Strategy for Nottinghamshire, April 2001		People in Nottinghamshire encouraged, to participate in all forms of cultural activity, whatever their personal circumstances. Social, health, economic, environmental benefits from participation in cultural activities – heritage, education etc.	Need to include policies that support cultural development and maximise the potential of the historical, cultural, environmental and archaeological heritage in order to develop tourism infrastructure.
Tackling Health Inequalities and the Framework Community Strategy for Nottinghamshire		Programme for action to:- • Reduce poverty/ improve disadvantaged neighbourhoods; • Improve educational attainment; • Tackle worklessness; • Improve housing/ tackle homelessness.	Polices re:- • Improve community safety; • County's environment; • Improvements to healthcare and education facilities.
School Organisation Plan 2002/3 – 2006/7 – The Provision of School Places in Nottinghamshire	School Standards and Framework Act (1998)	Policies for:- • Remedying excess or insufficiency of primary and secondary education; • Provision for children with special educational needs.	Inclusion of policies for improvements to facilities for primary/ secondary education and how these interrelate with new housing development within the Borough.
Web Link:	http://www.nottinghamshire.gov.uk/. **[NCC documents]**		
Sustainable Developer Guide for Nottinghamshire, July 2004.		Inform and inspire developers and to stimulate more sustainable design and construction in Nottinghamshire.	Development of specific policies with reference to energy efficiency in Core Strategy.
Web Link:	http://www.sdg-nottinghamshire.org.uk/.		
Action for Wildlife in Nottinghamshire – Local Biodiversity Action Plan, May 1998	UK Biodiversity Action Plan (BAP), 1994	Framework for biodiversity conservation:- • Identification of main concerns re water, energy, transport, agriculture and their impacts upon local biodiversity; • Priority habitats; • Opportunities for enhancing biodiversity.	• Identification of principle/ priority areas for biodiversity conservation within Borough; • Policies to protect areas identified as having particular biodiversity interest.
Web Link:	http://www.nottsbag.org.uk/frameset.htm.		
Trent River Park, October 2005		Promote role of river as regeneration corridor. Sustainable regeneration of both the built and natural environment.	Specific policies to safeguard/ promote creation of model park along River Trent Corridor.
Web Link:	http://www.environment-agency.gov.uk/commondata/acrobat/trp_brochure_1248268.pdf.		

Document	Associated Legislation/ Plans/ Programmes	Key Targets/ Objectives	Implications for Core Strategy
Plan for Sherwood Forest, July 1998		• Conserve natural environment; • Encourage/ accommodate tourism/ leisure in appropriate locations; • Regard for forestry, agriculture, minerals extraction.	Tourism, Leisure and Landscape policies for area of "Sherwood Forest" within the Borough (currently east of Ravenshead/ north of Calverton).
Strategic Plan for Greenwood, September 2000		Multi-purpose forest:– • Woods, farmland, open space, urban areas; • Contribute to sustainable development and improved environment.	Community and Landscape policies for Greenwood Community Forest area within the Borough, i.e. the entire Borough except Arnold/ Carlton urban area.
Web Link:	http://www.greenwoodforest.org.uk/publications/Greenwoo.pdf.		

Borough-wide documents

Document	Associated Legislation/ Plans/ Programmes	Key Targets/ Objectives	Implications for Core Strategy
Plans from surrounding authorities			
Ashfield Local Plan Review, November 2002	Nottinghamshire and Nottingham Joint Structure Plan (JSP), adopted February 2006	Land allocated for housing, employment and infrastructure, adjacent to Newstead, Linby, Papplewick and Bestwood villages.	Consider growth priorities for northwest part of Gedling Borough, around Hucknall urban area.
Newark and Sherwood Local Plan, adopted March 1999	Nottinghamshire and Nottingham Joint Structure Plan (JSP), adopted February 2006	Land allocated for housing, employment and infrastructure, adjacent to Burton Joyce, Lambley, Woodborough, Calverton and Ravenshead villages.	Consider growth priorities for rural northeast part of Gedling Borough.
Nottingham Local Plan, December 2005 (subject to legal challenge)	Nottinghamshire and Nottingham Joint Structure Plan (JSP), adopted February 2006	Land allocated for housing, employment and infrastructure, adjacent to Arnold/ Carlton urban area.	Consider growth priorities for Greater Nottingham conurbation.

Rushcliffe Borough Local Plan, adopted June 1996	Nottinghamshire and Nottingham Joint Structure Plan (JSP), adopted February 2006	Land allocated for housing, employment and infrastructure, south of River Trent.	Consider growth priorities for River Trent corridor, around Colwick, Stoke Bardolph and Burton Joyce.
Rushcliffe Borough Replacement Local Plan – Revised Deposit Draft, June 2004			
Gedling Plans, Policies, Programmes			
Gedling Borough Replacement Local Plan (RLP), Adopted July 2005 (and supporting Interim Planning Guidance/ Supplementary Planning Docs)	Nottinghamshire and Nottingham Joint Structure Plan (JSP), adopted February 2006	RLP Strategy – aims:- • Protect environmental character – countryside, open spaces; • Create sustainable pattern of development; • Ensure accessibility by choice of public transport, reduction in car journeys; • Satisfy housing need, creation/ retention of employment opportunities.	Along with the JSP, the RLP forms the current statutory ("saved") DPD for the Borough. Core strategy will supersede both the JSP and RLP Strategy (Aims and Objectives).
Strategic Corporate Plan 2005 – 2008, August 2005		Corporate vision – healthy, green, safe, clean:- • Improve community safety; • Enhance the physical environment of the Borough; • Develop facilities, activities and a safe environment for children and young people.	Core Strategy spatial policies need to underpin the Borough Council's corporate priorities, e.g. sustainability/ design policies.
Gedling Community Strategy 2006-2008		Priority themes:- • Building Social Capital and Pride in the Local Area; • Action for Youth; • Tackling Health Inequalities; • A Safer Community; • A Better Local Environment.	Core Strategy spatial policies need to underpin Gedling Partnership/ Community Strategy priorities, e.g. sustainability/ design policies.
Arnold Town Centre Action Plan		Priority issues for Town Centre Action Plans:- • Retail diversity and vitality; • Traffic, transport and accessibility; • Crime and disorder; • Publicity and promotions.	Incorporate town centre/ retail policies within Core Strategy, with particular reference to Arnold and Netherfield centres.
Netherfield Town Centre & Victoria Retail Park Action Plan			

Gedling Community Safety Strategy – Crime, Disorder and Drugs Strategy 2005-8		3-year programme for making Gedling Borough a safer place, in accordance with Gedling Partnership priorities.	Core Strategy spatial policies need to underpin crime reduction priorities, e.g. sustainability/ design policies.
Gedling Partnership Obesity Action Plan, March 2005		Coordinated partnership approach to tackling obesity in the Borough.	Policies for the development of leisure opportunities, e.g. improved pedestrian signposting, cycle routes, open space etc.
Gedling Arts Strategy 2003-2008	Leisure and Community Facilities Strategy, 2004	Opportunities for future development to improve the arts within the Borough and objectives and actions for future progress.	Development of spatial Core Strategy policies related to the arts:- • Health and well-being of local communities; • Social and economic regeneration;
Leisure and Community Facilities Strategy, 2004	PPG 17 – Planning for Open Space, Sport and Recreation	Provision, management and development of Gedling's leisure and community facilities:- • Audit of leisure/ community facilities; • Levels of over/ under-provision.	High quality facilities should be recognised and protected through appropriate policies.
Recreational Open Space Strategy, February 2004	Nottinghamshire Playing Pitch Assessment, Strategy and Action Plan, 2003	Produce an assessment of the extent of provision and to distinguish the principal function (typology) of the space. Vision, to provide by 2013 accessible, high quality open spaces and associated facilities in both urban and rural areas.	• High quality facilities should be recognised and protected through appropriate policies. • Need for Core Strategy to differentiate between different types/ functions of open space provision.
Housing Investment Programme and Business Plan (annual)		Key themes:- • Tackling homelessness; • Provision of affordable housing; • Comprehensive stock condition survey and modernisation programme; • "Decent homes standard" by 2010.	Provision of affordable housing, taking account of:- • Defined housing need (i.e. levels of housing growth that need to be accommodated); • Need for an appropriate choice of possible growth locations; • Appropriateness of different potential areas for housing growth within the Borough.

Inter-Agency Homelessness Review and Strategy 2003	Homelessness Act 2002	Developing a holistic approach to tackling the problems and threat of homelessness.	Provision of an appropriate range and mix of new housing to meet the needs of all sections of the community.
Gedling Borough Cycling Strategy, September 1997	Nottinghamshire County Council Cycling Strategy, November 1997	Key objectives: • Commuter cycle links with City Centre; • Local routes within the Borough; • Provision for cycle parking; • Network of recreational routes; • Safe/segregated cycle routes; • Promote cycling as local transport.	Review of existing implementation of cycle routes within the Borough. Development of specific policies for implementation of cycle routes/improvements where appropriate.
Contaminated Land Strategy for Gedling Borough, July 2001	Environmental Protection Act 1990	Ensuring that all land in the Borough is suitable for use and does not pose unacceptable risk to people, environment, water or property.	Development of policies for any areas of the Borough where the presence of contaminated land has been established.
Policy Statement on Flood Defences, June 2001		Reduce risk to people and the environment of flooding by encouraging technically/environmentally/economically sound and sustainable flood defence measures.	Need to develop effective policies to reduce the impact of new development upon areas of flood risk, particularly in the areas at risk of flooding from the Trent, south of the Borough.
Mature Landscape Areas – Review of MLAs in Gedling Borough, March 1999	Nottinghamshire Landscape Guidelines, 1997 PPS 7 – Sustainable Development in Rural Areas	Independent assessment of the need for and effectiveness of MLAs (first designated 1992) and how policies may be improved.	Need to consider/review the effectiveness of MLAs (local landscape designation) and develop policies accordingly.

Appendix 4 Baseline indicators, linked to sustainability appraisal objectives

SAO No.	Gedling Data/ Source	Nottinghamshire Data/Source	East Midlands Data/Source	National Data/ Source	Target	Local Trend and sustainability issue identified	Actions and issues for Core Strategy/SA
1	Number of locally important wildlife sites.						
	Sites of Importance for Nature Conservation (SINCs) Sites totalling 1112.831 ha [Notts Biological and Geological Records Centre]	17201.773 ha [Notts Biological and Geological Records Centre]	No current data available.	No current data available.	Increase in SINC coverage over life of LDF	Minor overall loss 2001-2006, inspite of identification of new areas. SINC policy in place in Replacement Local Plan	Ensure there is no loss or decline in important wildlife sites. Ensure development does not adversely affect or impact upon important sites. Monitor SINCs resource annually with NBGRC.
2	Numbers of Conservation Areas (CAs), Listed Buildings (LBs) and Scheduled Ancient Monuments (SAMs).						
	8 CAs 188 LBs 9 SAMs 4 Registered Parks/Gardens [GBC/EH]	Over 150 Conservation Areas, over 4,535 Listed Building entries. [NCC]	1,000 Conservation areas, over 29,000 Listed Buildings and 1,530 Scheduled Monuments. [English Heritage]	Over 500,000 Listed Buildings, 17,700 Scheduled Monuments and 8,500 Conservation Areas. [English Heritage]		New CAs, LBs and SAMs are identified, where appropriate, in accordance with English Heritage criteria. Certain new LBs identified during 1990s, but no meaningful trend identified.	Ensure there is no loss or damage to designated sites or areas, including their setting. Ensure development does not adversely affect or impact upon important sites.

2 (Ctd)	Number of Conservation Areas with Character Appraisals.						
	2 Appraisals adopted. Another in progress [LDS]	No current data available.	No current data available.	No current data available.	All Conservation Areas to have Character Appraisals by 2010	Most Nottinghamshire LPAs have started programmes of CA Appraisals (10-20% of total).	To ensure there is no conflict between plan policies and character appraisals.
	Buildings at Risk register.						
	2006 – 6 BARs 2004 – 5 BARs 2002 – 16 BARs [NCC]	333 Listed buildings at risk. (7.3%) (5.7% of Grade I and II*) [NCC]	(152) 4.3% Grade I and II* Listed buildings at risk. [English Heritage]	3.5% Grade I and II* Listed buildings at risk. [English Heritage]	Decrease in numbers of BARs.	Downward trend from 2002 remains reasonably constant	Maintain working relationship with NCC Conservation Officers to monitor progress/state of BARs and identify priority BARs within the Borough for action.
3	Proportion of households living in Air Quality Management Areas (AQMAs)						
	National AQM standards met for all pollutants except 3.2 ha Oxengate Sulphur Dioxide AQMA [GBC]	3 AMQAs declared [NCC]	5 AQMAs declared [University of West of England]	122 AQMAs declared [University of West of England]		Improvements to Oxengate Sulphur Dioxide AQMA – proposed revocation, subject to confirmation from ongoing monitored data.	Need for ongoing air quality monitoring, particularly Sulphur Dioxide and Nitrogen Dioxide (NO_2), where levels near to recommended maximum have been identified – Mansfield Road/ Oxclose Lane, Daybrook.

	Total area of Contaminated land.						
	No areas of Contaminated Land fulfilling Section 78(2) definition within the Borough [GBC]	No current data available.	No current data available.	There are approx. 500km² of contaminated land in the UK. [University of Hertfordshire]	Ensure any identified sites are decontaminated	No trend available.	Need to deal with contaminated land (beyond the legal definition) in accordance with Contaminated Land Strategy, July 2001.
	River flows and ground water levels.						
	Watercourses within the Borough are all tributaries of the Trent.	Rainfall 2003 = 617mm in Severn Trent area. [DEFRA]	40% of the region is underlain by usable aquifers. [EA]	Rainfall 2003 = 675mm [DEFRA]	100% of drinking water meeting regulatory standards for quality. [STW]	No specific trend available, but 99.95% of drinking water tests (STW Water Quality Report 2005) passed regulatory standards.	Need to work with Environment Agency and monitor changes to flood risk and aquifer protection zones.
3 (Ctd)	Quality (chemistry and biology) of rivers, canals and freshwater bodies.						
	No current data available.	No current data available.	95% of rivers are of good or fair chemical quality. 97% of rivers are of good or fair biological quality. [EA]	93% of rivers are of good or fair chemical quality. 96% of rivers are of good or fair biological quality. [EA] Average of all regions.		No trend available.	Need to work with Environment Agency and monitor quality of watercourses and groundwater.

Achievement of emission limit values.						
2003 data – **Benzine** – 0.94 µg/m^3 **1,3-butadiene** – 0.29 µg/m^3 **Lead** – No local data **Nitrog Diox** – Spot data only **Sulphur Diox** – No local data [GBC]	No current data available.	No current data available.	National targets identified →	Targets:- **Benzine** – 16.25 µg/m^3 **1,3-butadiene** – 2.25 µg/m^3 **Lead** – 0.25 µg/m^3 **Nitrog Diox** – 40 µg/m^3 mean **Sulphur Diox** – 0.25 µg/m^3 over 24 hours [DEFRA Air Quality Strategy]	Cf max 2001 levels:- **Benzine** – 2001-3 – 12% reduction **1,3-butadiene** – 2001-3 – 33% reduction **Lead** – No trend available. **Nitrogen Dioxide** – Spot data only **Sulphur Diox** – No local data [GBC]	Need for ongoing air quality monitoring, particularly Sulphur Dioxide and Nitrogen Dioxide (NO_2), identified as needing further research in certain spot locations.
Carbon emissions						
2003 data – **CO_2** – 0.44 mg/m^3 **Fine Particles** – No local data [GBC]	No current data available.	9.8 tonnes per capita overall 2.8 domestic tonnes per capita [DEFRA]	9.5 tonnes per capita overall 2.8 domestic tonnes per capita [DEFRA] National targets identified →	Targets:- **CO_2** – 10 mg/m^3 max. **Fine Particles** – 40 µg/m^3 mean 20% CO_2 reduction by 2010	Cf max 2001 levels:- **CO_2** – 2001-3 – 24% reduction **Fine Particles** – No local data No potential exceedences of the objectives for the major pollutants. [GBC, 2002]	Need for ongoing air quality monitoring – CO_2 emissions. Promote energy efficiency across the District.

		Percentage of housing development on brownfield land and through conversion.					
		2005 – 97% 2004 – 89% 2003 – 63% [EMRA returns]	66% (2004) [English Partnerships - NLUD]	52% (2004) 55% including conversions (2004) [NLUD]	68% (2004) 70% including conversions [NLUD]	60% housing development on Brownfield land by 2008. [National Govt]	Artificially high levels of brownfield development; likely to be reduced now RLP is adopted.	Minimise Green Belt development, except where land release needed to meet other targets.
4		Recycling and composting rates.					
		2005/6 27% [GBC – Direct Services]	No current data available.	27% Household recycling rate 2004/05 [DEFRA]	22.9% Household recycling rate 2004/05 [DEFRA]	Meet or exceed annual recycling targets	Significant increase in amount of waste recycled, e.g. through implementation of twin bin scheme.	Need to continue to promote recycling.
		Amount/proportion of waste disposed of in landfill.					
		No specific data – NCC responsible	Approx. 2 million tonnes of industrial, commercial & construction waste & up to 400,000 tonnes of municipal waste are disposed each year. [NCC]	73.3% of municipal waste in 2003/04. [DEFRA]	72% of municipal waste in 2003/04. Fallen from 75% in 2002/03 [DEFRA]		No trend available. Likely shortfall in landfill capacity in the Borough if no reduction in waste volumes through more recycling and incineration. [DEFRA]	Need to promote recycling and composting of household waste as well as dealing with industrial waste in the most effective way.
5		Electricity generated from renewable sources.					
		No current local data available.	No current data available.	1.4% of electricity generated from non-renewable resources. [EMRA]	No current data available.	Renewable energy capacity installed by type	No trend available, but currently no renewable electricity generation facilities within the Borough.	Policies to ensure the promotion of renewable energy sources.

	Housing energy efficiency.						
	2004/05 Energy efficiency increased by 14% since 1995. [GBC HECA Progress Report]	No current data available.	8 of 40 (20%) of local authorities on track to meet 2010 target. [Friends of the Earth/ FOE]	95 of 354 (27%) of local authorities on track to meet 2010 target. [FOE]	30% energy efficiency improvement from 1995 figures by 2010. {Home Energy Conservation Act]	No trend available.	To ensure Gedling actively continues to improve energy efficiency through building construction, in accordance with Sustainable Developer Guide (July 2004).
	Amount of water consumed.						
	No local data available.	No current data available.	No current data available.	Estimated increase in consumption of 17% by 2021. [University of Leeds, working paper 05/03]		No trend available.	Policies to ensure the promotion of water efficiency and saving, in accordance with Sustainable Developer Guide (July 2004).

6	Accessibility to public transport.						
	April 2004 – March 2005 % of new households within 30 mins public transport time of:- **Hospital** = 53% **GP** = 99.6% **School** = 100% **Employment Area** = 91% **Retail** = 99.6% [GBC AMR, December 2005]	No current data available.	No current data available.	No current data available.	% of new residential development within 30 minutes travelling time of key services by train, bus, cycling and walking. % of urban development within 300 m walking distance of hourly or better bus service % of urban development within 300 m walking distance of hourly or better bus service	New house completions during 2004/5 are virtually all infill developments within existing built-up/ urban areas, owing to Replacement Local Plan having not been adopted. Therefore, accessibility figures are currently artificially high.	Core Strategy should identify growth areas based upon identified public transport corridors/key routes and location of key services.

	Town centre vacancy rates.						
	Arnold – 3.3% (2004/5); Currently no published data for other retail centres. [GBC – Arnold Town Centre Action Plan]	No current data available.	No current data available.	No current data available.		1990s trends for town centres described in Replacement Local Plan. Need to maximise vitality/ viability of Gedling's retail centres – Arnold, Carlton Square, Mapperley, Netherfield.	Need to develop survey and monitoring strategies for Gedling's 4 town centres and identify local issues affecting each of these. Policies to minimise vacancy rates in town centres.
	Travel to work by mode of transport						
	No local data available. LTP indicators not broken down into District level figures.	% journeys by public transport in Greater Nottm – **2000/1** – 11.4%; **2002/3** – 14.5%. [NCC LTP progress report 2004/5]	No current data available.	No current data available.		5.9% increase in public transport (2000-2004) – on track to meet LTP Target for Greater Nottingham.	Key policies – • Increase the use of public transport; • Reduce road congestion; • Encourage more sustainable modes of transport.
	Traffic volume						
	No "very busy roads" exceeding 80,000 vehicles/ day monitoring threshold. [GBC]	No current data available.	No current data available.	No current data available.		No trend available.	Continue monitoring of important road junctions to identify locations for traffic calming measures/ reductions in congestion.

7	Business start-ups and closures – inward investment.						
	No specific data. 10,600 m^2 developed for employment use 2004/5 [GBC AMR]	No current data available.	No current data available.	England and Wales – 10.1% Registrations 9.9% De-registrations. [Office of National Statistics]		No trend available.	Policies to support new business development and continue to provide range of appropriate/ suitable sustainable sites for new employment development.
	Employment and unemployment rates						
	54,355 people aged 16 - 74 in employment [2001 Census] March 2005: Unemployment rate: 1.6%/ 72.6% people of employable ages [GBC]	March 2005: Unemployment rate: 2.3% [NCC Employment Bulletin]	March 2005: Unemployment rate: 2.1% [NCC Employment Bulletin]	March 2005: Unemployment rate: 2.4%/ 74.2% people of employable ages (2002/3). [NCC Employment Bulletin]	70% of people of employable ages in employment by 2010 [EU-wide target - Lisbon Strategy for Economic Reform.]	Slight decrease in unemployment rate from 2% – 1.6% (2003-4).	Policies to support new development of training and education opportunities. Continue to provide range of appropriate/ suitable sustainable sites for new employment development.
	Indices of economic deprivation (Indices of Multiple Deprivation/ IMD)						
	Income Rank – 163 out of 354. Employment Rank – 186 out of 354. IMD – 184 out of 354. [GBC]	No current data available.	No current data available.	No current data available.		Rates of employment deprivation constant 2000-2004. However, IMD has worsened from 197 to 184 (2000-2004) – undesirable trend.	Great variations exist in IMD ratings within individual wards – 18 out of 77 "super output areas" (neighbourhoods) are within 20% most deprived areas. Need for policies to support new development of training and education opportunities.

8	Educational attainment levels.						
	None: 29.45% Level 1: 17.96% Level 2: 19.72% Level 3: 7.19% Level 4/5: 17.51% Other: 8.17% [ONS]	None: 32.02% Level 1: 17.82% Level 2: 18.89% Level 3: 6.76% Level 4/5: 16.86% Other/ level unknown: 7.64% [NCC Education Evaluation]	None: 31.64% Level 1: 17.69% Level 2: 18.79% Level 3: 7.81% Level 4/5: 16.63% Level unknown: 7.44%	None: 28.85% Level 1: 16.63% Level 2: 19.36% Level 3: 8.34% Level 4/5: 19.90% Level unknown: 6.92%	Ongoing increase in attainment levels	No local trend available.	Need for policies to support new development of training and education opportunities, e.g. new educational facilities in association with new housing and employment developments.
9	Areas at risk of flooding.						
	Principal areas of flood risk – River Trent, River Leen, Dover Beck [EA, 2005]	No current data available.	Approx. 400,000 people living in the East Midlands are at risk of flooding. [DEFRA]	Approx. 5 million people living in the UK are at risk of flooding. [DEFRA]	Number of applications approved contrary to Env Agency advice.	No trend available – EA continues to monitor/review areas at flood risk.	Need to follow PPG25 "precautionary principle", restricting development in areas identified as being particularly prone to flooding i.e. 1-100 year flood plain.
	Undeveloped employment land commitments, outstanding business permissions and amount of completed development.						
	49.5 ha employment land allocated (RLP, July 2005) 17 ha employment land developed 1991 – 2005. [GBC AMR]	No current data available.	No current data available.	No current data available.	70 ha new employment land to be developed in Gedling 1991-2011.	No specific trend available. Steady completion rates on allocated employment land (accelerating after 1997), but some loss of employment land to other uses.	Policies to provide range of appropriate/ suitable sustainable sites for new employment development.

10	Census/population.						
	2001 – 111, 787; 2004 – 111,300 (estimate) – 0.4% reduction, but likely increase 2005-. [ONS]	748,510 759,700 (1.49% increase)	4,172,174 4,279,700 (2.57% increase)	49,138,831 50,093,800 (1.94% increase)		Predicted net increase in population by 4.8% to 2028.	Ensure housing provision meets the needs of the changing population.
	Housing completions by size and type.						
	2002 – 138; 2003 – 219; 2004 – 367; 2005 – 247; [GBC]	No current data available.	No current data available.	No current data available.	Dependent upon RSS preferred option for 3-Cities Sub-Region.	No obvious trend, but likely increase in house completions as Replacement Local Plan allocations come forward.	Ensure continued provision of housing to meet the needs of all communities.
	Housing affordability.						
	2005 – £147,532 [GBC]	2003 – £109,680; 2005 - £135,680. [Land Registry]	2003 – £113,036 [Land Registry]	2003 – £150,235; 2005 – £183,241. [Land Registry]	20% affordable housing constructed on sites over 1 ha	House prices within the Borough have increased considerably since 1997, though these are still below UK average. Recent data (South Notts Housing Study) suggests current affordable housing thresholds are too low.	Ensure continued provision of housing to meet the needs of all communities.

10 (Ctd)	Housing tenure.						
	Owner occupation – 81.1% (41,161, April 2005); Local authority – 8.4% (5371, April 2005); Rented – 10.6% (2469, April 2005). [Census]	Owner occupation – 74.9%; Local authority – 12.9%; Rented – 12.1% [Census]	No current data available.	Owner occupation – 68.9%; Local authority – 13.2%; Rented – 17.8% [Census]		Owner occupation rates are considerably higher in the Borough than for England and Wales as a whole. Continued decline in local authority housing stock.	Ensure continued provision of housing to meet the needs of all communities.
	Dwelling types.						
	Det – 38.9%; Semi– 35.6%; Terr – 15.3%; Flat – 9.7%; Oth – 0.5%. [Census]	Det – 35.2%; Semi– 38.9%; Terr – 16.7%; Flat – 8.7%; Oth – 0.5%. [Census]	No current data available.	Det – 22.8%; Semi– 31.6%; Terr – 26%; Flat – 19.2%; Oth – 0.4%. [Census]		No specific trends available. However, the move to higher density development means that the proportion of terraces/ flats is increasing.	Ensure continued provision of housing to meet the needs of all communities.
	Average income/average house price ratio.						
	No specific local data available.	3.34 [JRF]	3.42 [JRF]	4.11 [JRF]		Since 1997 Gedling average prices have been below national but above county average.	Ensure continued provision of affordable housing to meet the needs of all communities.
	Number of vacant dwellings.						
	No specific local data available.	No current data available.	No current data available.	No current data available.		House vacancies are often transitory – unable to identify trends.	Work with Housing Strategy Officers to determine methods of achieving low levels of vacant dwellings.

	Level of homelessness.						
	2001-2 – 156 accepted 2002-3 – 191 applications (153 accepted) [GBC]	No current data available.	No current data available.	2000 = 172,760 [Homeless link]		Some anecdotal evidence of recent increases in homelessness within Gedling – a recent (2005) need for "move on" accommodation was identified.	Work with Housing Strategy Officers to determine appropriate methods for accommodating homeless community.
10 (Ctd)	Households in fuel poverty.						
	No specific local data available.	No current data available.	20% of households living in fuel poverty [EMRA]	16% of households living in fuel poverty [EMRA]		Many turn of the century terraced type properties – poor insulation/ rising damp/ condensation, particularly Carlton/ Netherfield.	Address problems associated with inadequacies of existing housing stock. Policies to address energy efficiency, e.g. through Sustainable Developer Guide (2004).
	Percentage of non-decent homes.						
	28% of GBC and RSL homes (940 houses) failed to meet Decent Homes Standard (DHS). [GBC]	No current data available.	29.2% of houses not meeting the DHS. [SD Indicators 2003]	33.1% of houses not meeting the DHS. [SD Indicators 2003]	65% of vulnerable households should live in homes meeting DHS by Oct 2007. [Regional Housing Strategy]	No local trend available. Regional target has been reached, however there are still over a quarter of houses that are below the acceptable level.	Address problems associated with inadequacies of existing housing stock. Policies to encourage re-use/ regeneration of existing housing stock (Sustainable Developer Guide, 2004).

11	Life expectancy at birth.						
	2001-03 – 77.7 – Male 81.1 – Female [Census] 2004/5 – 76.8 Male 81.3 Female [Gedling PCT]	No current data available.	(01-03) 76.3 – Male 80.5 – Female [Census]	(01-03) 76.2 – Male 80.7 – Female [Census]		Life expectancy for both men and women in Gedling is extremely close to East Midlands and national averages.	Ensure spatial policies assist in improving overall health of communities, e.g. access to sport/ recreational facilities, primary care etc.
	Health inequalities between the most and least deprived wards – death rates.						
	Death rates – Bestwood – 1086/100k; Ravenshead – 398/100k. [Gedling PCT]	No current data available.	No current data available.	1999 = 713.87 2001 = 670.24 2003 = 664.05 [EM Public Health Observatory]		Wards generally considered as "deprived" (health deprivation IMD) correspondingly have significantly higher death rates. Overall death rate comparable with national average.	Ensure spatial policies assist in improving overall health, e.g. access to sport/ recreational facilities, primary care etc; particularly deprived areas.

11 (Ctd)	Infant mortality.						
	No specific local data available.	No current data available.	No current data available.	<1 year = 5.4 per 1000 live births (2000 – 2002) <28 days = 3.7 per 1000 live births (2000 – 2002) [ONS]		No specific trend available.	Ensure spatial policies assist in improving overall health, e.g. access to sport/ recreational facilities, primary care etc; particularly deprived areas.
	Teenage conceptions and abortions (per 1000 15-17 year olds, and percentage leading to abortion) [EM Public Health Observatory]						
	2000-2002 = 37.1	1998-2000 = *42.3 (38.5%).* 2001-2003 = 37.3 (41.4%).	1998-2000 = 45.0 (39.5%). 2001-2003 = 40.6 (41.4%).	1998-2000 = 45.0 (43.6%). 2001-2003 = 42.4 (46.0%).		Decreasing conception rate, consistently lower for Gedling than county, regional or national figures.	Improve access to education and health services within the Borough to help further reduce level and increase contraception knowledge.
	Deaths due to smoking						
	2002 – 26% adult smokers; 50% cancer deaths < 75; 12% coronary disease deaths. [Gedling PCT]	No current data available.	No current data available.	No current data available.		No specific trend available.	Improve access to education and health services within the Borough to reduce smoking levels. Ensure spatial policies assist in improving overall health of communities, e.g. access to sport/ recreational facilities, primary care etc.
	Percentage of people with limiting long-term illnesses.						
	2001: 18.3% [ONS]	2001: 19.97% 1991: 13.9% [ONS]	2001: 18.41% 1991: 12.6% [ONS]	2001: 17.93% 1991: 13.1% [ONS]		General increase in % of people with limiting long-term illness over previous decade.	Improve access to education and health services within the Borough.

	Disability Living Allowance claims.						
	2001 – 4085; 2002 – 4310; 2003 – 4495. [Department for Work and Pensions]	No current data available.	No current data available.	No current data available.		Significant increase in numbers of people claiming Disability Living Allowance.	Improve access to education and health services within the Borough.
11 (Ctd)	General state of health.						
	68.1% good health, 23.2% fairly good health, 8.7% not good health. [ONS]	66.81% good health, 23.38% fairly good health, 9.81% not good health. [ONS]	67.58% good health, 23.27% fairly good health, 9.14% not good health. [ONS]	68.76% good health, 22.21% fairly good health, 9.03% not good health. [ONS]	Increase in general state of health	No specific trend available, but Gedling residents are generally in better health than the county, regional and national averages.	Ensure continuing improvements and access to education and health services within the Borough.
12	Existing open space provision and percentage of population within 800 metres of open space.						
	254 open space sites – 735 ha. [GBC, 2004]	No current data available.	No current data available.	No current data available.	Development of 132 ha Gedling Colliery Park and new sports facilities at Teal Close and Top Wighay Farm.	No specific trend available, but significant new POS proposed.	Improve access to POS within the Borough.
13	Recorded crime per 1000 population.						
	2003-4 – 113. [Gedling Partnership]	No current data available.	No current data available.	England and Wales – 104 (2001/02) 113 (2002/03) 114 (2003/04) [Home Office]	Reduce recorded crime by 22.5%; by March 2008 [GBC Community Strategy]	No specific trends available for Gedling, but perception of crime, as identified through Community Strategy, is a key concern.	Reduce levels of crime and incidents of antisocial behaviour.

	Fear of crime survey results.						
	2004 – 84.6% feeling safe by day; 44.9% feeling safe after dark. [Nottinghamshire Constabulary]	No current data available.	No current data available.	No current data available.	Increase to 95% feeling safe by day and 70% after dark. [GBC Community Strategy]	No specific trends available, but significant improvement is needed to reach fear of crime targets.	Reduce perceptions of crime and antisocial behaviour.
14	Number and range of community facilities.						
	7 GBC Community Centres; 9 Libraries; 5 GBC Leisure Centres; 3 Golf Courses; 3 Country Parks; 1 Theatre.	No current data available.	No current data available.	No current data available.	Improve recreational facilities in accordance with various leisure strategies. 10% open space provision on all developments over 0.4 ha [GBC RLP]	No specific trends available, but local proposals for Gedling Colliery Park and appropriate community facilities at Gedling Colliery and Top Wighay Farm in Local Plan.	Ensure accessibility to community facilities is maintained.

Appendix 5 Matrices for assessment of Options against Sustainability Appraisal Objectives.

Key to matrix

Short term effects (2008-2014)
Medium term effects (2014-2020)
Long term effects (2020 and beyond)

0 No or neutral effect	A scheme/measure that is unlikely to have any beneficial or negative effect on the objective being assessed.
? Uncertain effect	A scheme/measure the effects of which are not known; where the manner in which a scheme/measure is implemented will have a material impact on the effects; or where the effects may be a mix of both positive and negative.
+ Positive	A scheme/measure that will to deliver clear improvements or beneficial opportunities.
+? Likely positive	A scheme/measure that is likely to deliver clear improvements or beneficial opportunities. The likelihood of these occurring may be dependent upon other factors.
- Negative	A scheme/measure that will lead to damage, loss or other negative impacts.
-? Likely negative	A scheme/measure that is likely to lead to damage, loss or other negative impacts. The likelihood of these occurring may be dependent upon other factors.

Green Belt

SAO	Sustainabilty Assessment Criteria		All or some of the villages that are 'washed over' by the Green Belt should instead be allowed greater opportunities for development.		All villages 'washed over' by the Green Belt should continue to be so, but there should be opportunities for small-scale infill development and the conversion of existing buildings. *(Current RLP Policy)*		All villages 'washed over' by the Green Belt should continue to do so, but there should be opportunities for the conversion of existing buildings and not for small-scale infill development.	
			Effect	**Comment**	**Effect**	**Comment**	**Effect**	**Comment**
1	Will it protect or encourage the development of new biodiversity assets?	S	-	Any development is likely to have a negative impact on biodiversity.	-	Any development is likely to have a negative impact on biodiversity.	-?	No land take means minimal biodiversity loss. Possible short term disturbance and issues with protected species in buildings for conversion.
		M	-		-		+	
		L	-		-		+	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	-?	Impact likely to be dependent upon scale, location and design of new development. Any significant growth will alter the character of small villages.	+?	Small, well-designed infill and sympathetic conversion likely to maintain local character. Much will be dependent upon scale, location and design.	+	Sympathetic and well-designed conversion likely to maintain local character.
		M	-?		+?		+	
		L	-?		+?		+	
	Will it reduce the numbers of Buildings at Risk?	S	?	Outcome dependent upon scale and location of development.	+?	Opportunities for conversion likely to provide greater chance of bringing Buildings at Risk back into use.	+?	Opportunities for conversion likely to provide greater chance of bringing Buildings at Risk back into use.
		M	?		+?		+?	
		L	?		+?		+?	
3	Will it help to improve air quality?	S	-?	Development likely to increase car trips and thus emissions. Pollution increase dependent upon availability and use of public transport	-?	Development likely to increase car trips and thus emissions. Pollution increase dependent upon availability and use of public transport	-?	Likely to be a small increase in car trips and thus emissions. Size of increase dependent upon availability and use of public transport
		M	-?		-?		-?	
		L	-?		-?		-?	
	Will it help to reduce contamination of land and watercourses?	S	-?	No land currently defined as contaminated in borough. Development may reveal sites in need of remediation. Use of agricultural land may increase potential for introduction of contaminants to water courses.	-?	No land currently defined as contaminated in borough. Development may reveal sites in need of remediation. Use of agricultural land may increase potential for introduction of contaminants to water courses.	0	Unlikely to impact.
		M	-?		-?		0	
		L	0		0		0	
	Will it help to reduce carbon emissions?	S	-	Additional homes and cars will increase emissions.	-	Additional homes and cars will increase emissions.	-	Additional homes and cars will increase emissions.
		M	-		-		-	
		L	-		-		-	

#	Question								
	Will it maximise development on previously developed land?	S	-	Little or no brownfield land in villages. Will mean greenfield land take.	-?	Infill development may allow for brownfield use (chiefly gardens, where appropriate), but opportunities limited.	+	Conversion will allow use of previously developed land.
		M	-		-?		+	
		L	-		-?		+	
4	Will it minimise waste and landfill rates?	S	-	Any new domestic development will increase waste. Large developments will have greatest impact. Recycling may mitigate this.	-	Any new domestic development will increase waste. Recycling may mitigate this. This option will have less impact.	-	Any new domestic development will increase waste. Recycling may mitigate this. This option will have leat impact in relative terms.
		M	-		-		-	
		L	-		-		-	
5	Will it increase energy efficiency and use of renewable energy sources?	S	?	Any new development will increase energy use. Scale of increase dependent upon construction methods and installation of renewables.	?	Any new development will increase energy use. Scale of increase dependent upon construction methods and installation of renewables. Sensitive conversion of older buildings may be a constraint.	?	Any new development will increase energy use. Scale of increase dependent upon construction methods and installation of renewables. Sensitive conversion of older buildings may be a constraint.
		M	?		?		?	
		L	?		?		?	
6	Will it minimise risk from flooding?	S	?	Risk dependent upon run off from increased hard standing and type of drainage mechanisms installed.	?	Risk dependent upon run off from increased hard standing and type of drainage mechanisms installed.	0	Unlikely to impact.
		M	?		?		0	
		L	?		?		0	
7	Will it increase accessibility to, and usage of, public transport?	S	-?	Dependent upon scale of current services. Unlikely to be significant. May generate demand.	-?	Dependent upon scale of current services. Unlikely to be significant.	-?	Dependent upon scale of current services. Unlikely to be significant.
		M	-?		-?		-?	
		L	+?		-?		-?	
8	Will it increase employment rates?	S	?	No direct impact. Possible short-term employment dependent on scale of development.	?	No direct impact. Possible short-term employment dependent on scale of development.	?	No direct impact. Possible short-term employment dependent on scale of development.
		M	0		0		0	
		L	0		0		0	
9	Will it improve learning opportunities?	S	0	Unlikely to impact.	0	Unlikely to impact.	0	Unlikely to impact.
		M	0		0		0	
		L	0		0		0	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	+?	Larger development will increase supply. Also more likely to provide a mix of housing.	+?	Will allow for increased development, but site sizes may limit scope for affordable housing.	-	Will contribute to numbers but will not provide sufficient housing by itself.
		M	+?		+?		-	
		L	+?		+?		-	
	Will it improve the quality of the existing housing stock?	S	+?	Dependent upon build quality, but likely to do so.	+?	Dependent upon build quality, but likely to do so.	+?	Dependent upon build quality, but likely to do so.
		M	+?		+?		+?	
		L	+?		+?		+?	

11	Will it improve health and reduce health inequalities?	S	0	No direct impact. May be beneficial if homes are provided for those without.	0	No direct impact. May be beneficial if homes are provided for those without.	0	No direct impact. May be beneficial if homes are provided for those without.
		M	0		0		0	
		L	0		0		0	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	-?	Where development allows access to suitable facilities. Better provision available in urban centres.	-?	Where development allows access to suitable facilities. Better provision available in urban centres.	-?	Where development allows access to suitable facilities. Better provision available in urban centres.
		M	-?		-?		-?	
		L	-?		-?		-?	
13	Will it reduce crime and fear of crime?	S	0	No direct impact.	0	No direct impact.	+?	May reduce vandalism of empty buildings or run down sites.
		M	0		0		+?	
		L	0		0		+?	
14	Will it increase or improve access to a range of community facilities?	S	-?	Where development allows access to suitable facilities. Better provision available in urban centres. Size of developments unlikely to generate new provision.	-?	Where development allows access to suitable facilities. Better provision available in urban centres.	-?	Where development allows access to suitable facilities. Better provision available in urban centres.
		M	-?		-?		-?	
		L	-?		-?		-?	

Safeguarded land

SAO	Sustainabilty Assessment Criteria		Continue with 'safeguarded land' for Gedling Borough (Current RLP Policy)		Discontinue 'safeguarded land' for Gedling Borough	
			Effect	Comment	Effect	Comment
1	Will it protect or encourage the development of new biodiversity assets?	S	+	Will afford protection to biodiversity in short term, but land may be needed for development in longer term to meet housing targets.	?	Impact dependent on whether former safeguarded land allocated for development or returned to Green Belt. Lack of safeguarded land may lead to pressure for development on more sensitive sites.
		M	?		?	
		L	?		-?	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	?	Impact dependent upon scale and location of sites. Should serve to reinforce Green Belt boundaries and thus character of villages.	?	Impact dependent on whether former safeguarded land allocated for development or returned to Green Belt. If the latter, pressure for development may impact on character of villages.
		M	?		?	
		L	?		?	
	Will it reduce the numbers of Buildings at Risk?	S	0	No direct impact.	0	No direct impact.
		M	0		0	
		L	0		0	
3	Will it help to improve air quality?	S	+	Maintaining green belt land will be beneficial to air quality. Future impact dependent upon possible future development of sites.	?	Impact dependent on whether former safeguarded land allocated for development or returned to Green Belt.
		M	+		?	
		L	?		?	
	Will it help to reduce contamination of land and watercourses?	S	?	No direct impact if land undeveloped. No land currently defined as contaminated in borough. Development may reveal sites in need of remediation. Use of agricultural land may increase potential for introduction of contaminants to water courses.	?	No direct impact if land undeveloped. No land currently defined as contaminated in borough. Development may reveal sites in need of remediation. Use of agricultural land may increase potential for introduction of contaminants to water courses.
		M	?		?	
		L	?		?	
	Will it maximise development on previously developed land?	S	+	By removing land from the Green Belt until essential, there will need to be a focus on brownfield development.	?	Impact dependent on whether former safeguarded land allocated for development or returned to Green Belt.
		M	+?		?	
		L	-?		?	
4	Will it minimise waste and landfill rates?	S	0	No direct impact unless brought forward for development.	0	No direct impact.
		M	0		0	
		L	?		0	
5	Will it increase energy efficiency and use of renewable energy sources?	S	0	No direct impact unless brought forward for development.	0	No direct impact.
		M	0		0	
		L	?		0	
6	Will it minimise risk from flooding?	S	0	No direct impact unless brought forward for development.	0	No direct impact.
		M	0		0	
		L	?		0	

7	Will it increase accessibility to, and usage of, public transport?	S	0	No direct impact.	0	No direct impact.
		M	0		0	
		L	0		0	
8	Will it increase employment rates?	S	0	No direct impact.	0	No direct impact.
		M	0		0	
		L	0		0	
9	Will it improve learning opportunities?	S	0	No direct impact.	0	No direct impact.
		M	0		0	
		L	0		0	
10	Will it provide sufficient houses to meet projected need?	S	0	Positive contribution if land brought forward for development in the long term.	0	Impact dependent on whether former safeguarded land allocated for development or returned to Green Belt.
		M	?		?	
		L	+?		?	
	Will it provide sufficient affordable housing to meet the needs of the community?	S	0	Positive contribution if land brought forward for development in the long term, as some sites will be of sufficient size to generate substantial developer contributions.	0	Impact dependent on whether former safeguarded land allocated for development or returned to Green Belt.
		M	?		?	
		L	+?		?	
	Will it improve the quality of the existing housing stock?	S	0	Positive contribution if land brought forward for development in the long term and construction of high quality.	0	Impact dependent on whether former safeguarded land allocated for development or returned to Green Belt.
		M	?		?	
		L	+?		?	
11	Will it improve health and reduce health inequalities?	S	0	No direct impact.	0	No direct impact.
		M	0		0	
		L	0		0	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	0	Positive contribution if land brought forward for development in the long term, as some sites will be of sufficient size to generate developer contributions.	0	Impact dependent on whether former safeguarded land allocated for development or returned to Green Belt.
		M	?		?	
		L	+?		?	
13	Will it reduce crime and fear of crime?	S	0	No direct impact.	0	No direct impact.
		M	0		0	
		L	0		0	
14	Will it increase or improve access to a range of community facilities?	S	0	Positive contribution if land brought forward for development in the long term, as some sites will be of sufficient size to generate developer contributions.	0	Impact dependent on whether former safeguarded land allocated for development or returned to Green Belt.
		M	?		?	
		L	+?		?	

Housing growth

S A O	Sustainabilty Assessment Criteria		Effect	New dwellings should be located within existing built-up areas. *(Current RLP policy, where capacity permits)* Comment	Effect	New dwellings should be located on greenfield land on the edge of built-up areas. Comment	Effect	New dwellings should be located throughout the Borough including the rural villages. Comment
1	Will it protect or encourage the development of new biodiversity assets?	S	+	No greenfield land take means minimal biodiversity impact. Awareness must be taken of biodiversity of certain brownfield sites.	-	Any greenfield land loss will impact on biodiversity. Longer term effects dependent upon mitigation measures.	-	Any greenfield land loss will impact on biodiversity. Small scale infill development may have less impact. Longer term effects dependent upon mitigation measures.
		M	+		-		-	
		L	+		-?		-?	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	+	No loss of character in historic villages. Consideration must still be given to distinctive character areas of urban locations. May stimulate regeneration enhancements.	-?	Sprawl may detract from character of urban fringe areas. May protect character of historic villages dependent upon scale and locations of development	-	Local character unlikely to preserved by large scale development, particularly on village borders. May be scope for sensitive infill development.
		M	+		-?		-	
		L	+		-?		-	
	Will it reduce the numbers of Buildings at Risk?	S	?	Dependent upon scale and location of development. May stimulate regeneration enhancements.	-	Unlikely to impact. Most BARs in built up areas. (Colwick Manor Farm on urban edge at threat of demolition for redevelopment)	?	Impact unclear. Sole village-based BAR is in Linby. Long term, pressure for development might lead to requests for demolition or rehabilition of future BARs.
		M	?		-		?	
		L	?		-		?	
3	Will it help to improve air quality?	S	+?	Good accessibility of public transport, with close proximity to jobs and services, will mean less impact from car use.	-?	Accessibility of public transport, with reasonble proximity to jobs and local services, will mean less impact. Some car use will increase congestion and emissions.	-	Impact dependent on scale and location of sites. Rural sites will generate increased car use, and thus emissions, to access jobs and services.
		M	+?		-?		-	
		L	+?		-?		-	
	Will it help to reduce contamination of land and watercourses?	S	?	No land currently defined as contaminated in borough. Development may reveal sites in need of remediation, particularly where brownfield land is targeted.	-?	No land currently defined as contaminated in borough. Development may reveal sites in need of remediation. Use of agricultural land may increase potential for introduction of contaminants to water courses.	-?	No land currently defined as contaminated in borough. Development may reveal sites in need of remediation. Use of agricultural land may increase potential for introduction of contaminants to water courses.
		M	?		-?		-?	
		L	+?		-?		-?	

No.	Objective		Score	Commentary	Score	Commentary	Score	Commentary
	Will it maximise development on previously developed land?	S	+	The majority of new development in urban areas will utilise previously developed land.	-	This will result in greenfield land take	-?	Impact dependent upon precise location of development. Greenfield land loss likely as washed over villages have no brownfield sites.
		M	+		-		-?	
		L	+		-		-?	
4	Will it minimise waste and landfill rates?	S	-	Any new domestic development will increase waste. Large developments will have greatest impact. Recycling may mitigate this.	-	Any new domestic development will increase waste. Large developments will have greatest impact. Recycling may mitigate this.	-	Any new domestic development will increase waste. Large developments will have greatest impact. Recycling may mitigate this.
		M	-		-		-	
		L	-		-		-	
5	Will it increase energy efficiency and use of renewable energy sources?	S	?	Any new development will increase energy use. Scale of increase dependent upon construction methods and installation of renewables.	?	Any new development will increase energy use. Scale of increase dependent upon construction methods and installation of renewables.	?	Any new development will increase energy use. Scale of increase dependent upon construction methods and installation of renewables.
		M	?		?		?	
		L	?		?		?	
6	Will it minimise risk from flooding?	S	?	Risk dependent upon run off from increased hard standing and type of drainage mechanisms installed.	?	Risk dependent upon run off from increased hard standing and type of drainage mechanisms installed.	?	Risk dependent upon run off from increased hard standing and type of drainage mechanisms installed.
		M	?		?		?	
		L	?		?		?	
7	Will it increase accessibility to, and usage of, public transport?	S	+	Good accessibility. Proximity to bus or tram routes likely to stimulate usage.	?	Dependent upon scale and location of development, and availability of current services. May generate demand.	-?	Dependent upon scale of current services. Rural sites most likely to increase car use.
		M	+		?		-?	
		L	+		?		?	
8	Will it increase employment rates?	S	0	No direct impact. Possible short-term employment during construction.	0	No direct impact. Possible short-term employment during construction.	0	No direct impact. Possible short-term employment during construction.
		M	0		0		0	
		L	0		0		0	
9	Will it improve learning opportunities?	S	0	No direct impact. Major developments may lead to new schools.	0	No direct impact. Major developments may lead to new schools.	0	No direct impact. Major developments may lead to new schools.
		M	0		0		0	
		L	0		0		0	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	+	Current high levels of brownfield development will meet housing need. Longer term, greenfield sites will be needed.	+	Where suitable sites are brought forward, housing needs can be met through sustainable urban extensions.	+?	May provide greater flexibility in meeting local housing need, although it is unclear whether sufficient affordable housing could be provided on small sites.
		M	+?		+		+?	
		L	?		+		+?	
	Will it improve the quality of the existing housing stock?	S	+?	Dependent upon build quality, but likely to do so.	+?	Dependent upon build quality, but likely to do so.	+?	Dependent upon build quality, but likely to do so.
		M	+?		+?		+?	
		L	+?		+?		+?	
11	Will it improve health and	S	+?	No direct impact. May be beneficial	+?	No direct impact. May be	+?	No direct impact. May be

	reduce health inequalities?	M	+?	if homes are provided for those without.	+?	beneficial if homes are provided for those without.	+?	beneficial if homes are provided for those without.
		L	+?		+?		+?	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	+	Positive contribution some sites will be of sufficient size to generate developer contributions.	+	Positive contribution as some sites will be of sufficient size to generate developer contributions.	-?	Dependent upon size and location of sites. Rural and village sites unlikely to be beneficial.
		M	+		+		-?	
		L	+		+		-?	
13	Will it reduce crime and fear of crime?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
14	Will it increase or improve access to a range of community facilities?	S	+	Positive contribution as some sites will be of sufficient size to generate developer contributions.	+	Positive contribution as some sites will be of sufficient size to generate developer contributions.	+	Dependent upon size and location of sites. Rural and village sites unlikely to be beneficial.
		M	+		+		+	
		L	+		+		+	

Affordable housing (see below for assessment of current RLP policy)

S A O	Sustainabilty Assessment Criteria		Increase the proportion of affordable housing (greater than 20%) on large development sites		Seek affordable housing provision on development sites below 1 hectare		Allocate land for affordable housing only	
			Effect	Comment	Effect	Comment	Effect	Comment
1	Will it protect or encourage the development of new biodiversity assets?	S	0	No direct impact.	0	No direct impact.	?	Any greenfield development is likely to have a negative impact on biodiversity.
		M	0		0		?	
		L	0		0		?	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	?	Dependent upon scale, location and design. Large developments likely to impact on village character and discrete urban character areas.	?	Dependent upon scale, location and design. Large developments likely to impact on village character and discrete urban character areas	?	Dependent upon scale, location and design. Large developments likely to impact on village character and discrete urban character areas
		M	?		?		?	
		L	?		?		?	
	Will it reduce the numbers of Buildings at Risk?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
3	Will it help to improve air quality?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
	Will it help to reduce contamination of land and watercourses?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
	Will it maximise development on previously developed land?	S	0	No direct impact	0	No direct impact	?	Dependent upon location of development.
		M	0		0		?	
		L	0		0		?	
4	Will it minimise waste and landfill rates?	S	0	No direct impact	0	No direct impact	0	No direct impact
		M	0		0		0	
		L	0		0		0	
5	Will it increase energy efficiency and use of renewable energy sources?	S	0	No direct impact	0	No direct impact	0	No direct impact
		M	0		0		0	
		L	0		0		0	
6	Will it minimise risk from flooding?	S	0	No direct impact	0	No direct impact	0	No direct impact
		M	0		0		0	
		L	0		0		0	

#	Question							
7	Will it increase accessibility to, and usage of, public transport?	S	0	No direct impact	0	No direct impact	0	No direct impact
		M	0		0		0	
		L	0		0		0	
8	Will it increase employment rates?	S	0	No direct impact	0	No direct impact	0	No direct impact
		M	0		0		0	
		L	0		0		0	
9	Will it improve learning opportunities?	S	0	No direct impact	0	No direct impact	0	No direct impact
		M	0		0		0	
		L	0		0		0	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	+	An increase in affordable housing provision will do much to assist in providing a range of dwellings	+	An increase in affordable housing provision will do much to assist in providing a range of dwellings	?	Will depend upon size of allocations
		M	+		+		?	
		L	+		+		?	
	Will it improve the quality of the existing housing stock?	S	+?	Dependent upon build quality, but likely to do so.	+?	Dependent upon build quality, but likely to do so.	+?	Dependent upon build quality, but likely to do so.
		M	+?		+?		+?	
		L	+?		+?		+?	
11	Will it improve health and reduce health inequalities?	S	+?	General health and welfare benefits may result (e.g. housing of homeless; reducing overcrowing; better accessibility to jobs and services)	+?	General health and welfare benefits may result (e.g. housing of homeless; reducing overcrowing; better accessibility to jobs and services)	+?	General health and welfare benefits may result (e.g. housing of homeless; reducing overcrowing; better accessibility to jobs and services)
		M	+?		+?		+?	
		L	+?		+?		+?	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	?	Impact dependent upon location of development and provision of e.g. open space on site.	?	Impact dependent upon location of development and provision of e.g. open space on site.	?	Impact dependent upon location of development and provision of e.g. open space on site.
		M	?		?		?	
		L	?		?		?	
13	Will it reduce crime and fear of crime?	S	+?	A range of housing should assist in building inclusive communities thereby helping to reduce anti-social behaviour	+?	A range of housing should assist in building inclusive communities thereby helping to reduce anti-social behaviour	-?	May undermine attempts to build inclusive communities and reduce antisocial behaviour
		M	+?		+?		-?	
		L	+?		+?		-?	
14	Will it increase or improve access to a range of community facilities?	S	?	Impact dependent upon location of development and provision of e.g. community centre on site.	?	Impact dependent upon location of development and provision of e.g. community centre on site.	?	Impact dependent upon location of development and provision of e.g. community centre on site.
		M	?		?		?	
		L	?		?		?	

S A O	Sustainabilty Assessment Criteria		Seek 20% affordable housing on development sites over 1ha *(Current RLP policy)*	
			Effect	**Comment**
1	Will it protect or encourage the development of new biodiversity assets?	S	0	No direct impact.
		M	0	
		L	0	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	?	Dependent upon scale, location and design. Large developments likely to impact on village character and discrete urban character areas.
		M	?	
		L	?	
	Will it reduce the numbers of Buildings at Risk?	S	0	No direct impact.
		M	0	
		L	0	
3	Will it help to improve air quality?	S	0	No direct impact.
		M	0	
		L	0	
	Will it help to reduce contamination of land and watercourses?	S	0	No direct impact.
		M	0	
		L	0	
	Will it maximise development on previously developed land?	S	0	No direct impact
		M	0	
		L	0	
4	Will it minimise waste and landfill rates?	S	0	No direct impact
		M	0	
		L	0	
5	Will it increase energy efficiency and use of renewable energy sources?	S	0	No direct impact
		M	0	
		L	0	
6	Will it minimise risk from flooding?	S	0	No direct impact
		M	0	
		L	0	
7	Will it increase accessibility to, and usage of, public transport?	S	0	No direct impact
		M	0	
		L	0	

8	Will it increase employment rates?	S	0	No direct impact
		M	0	
		L	0	
9	Will it improve learning opportunities?	S	0	No direct impact
		M	0	
		L	0	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	-	Present estimates suggest that this threshold is too low to meet affordable housing needs
		M	-	
		L	-	
	Will it improve the quality of the existing housing stock?	S	+?	Dependent upon build quality, but likely to do so.
		M	+?	
		L	+?	
11	Will it improve health and reduce health inequalities?	S	+?	General health and welfare benefits may result (e.g. housing of homeless; reducing overcrowing; better accessibility to jobs and services)
		M	+?	
		L	+?	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	?	Impact dependent upon location of development and provision of e.g. open space on site.
		M	?	
		L	?	
13	Will it reduce crime and fear of crime?	S	+?	A range of housing should assist in building inclusive communities thereby helping to reduce anti-social behaviour
		M	+?	
		L	+?	
14	Will it increase or improve access to a range of community facilities?	S	?	Impact dependent upon location of development and provision of e.g. community centre on site.
		M	?	
		L	?	

Employment and economic growth

SAO	Sustainabilty Assessment Criteria		Allocated employment sites that remain undeveloped should be de-allocated in the Local Development Framework.		Allocated employment sites that remain underdeveloped should be used for other uses.		Allocated employment sites should remain safeguarded for employment sites. *(Current RLP Policy)*	
			Effect	Comment	Effect	Comment	Effect	Comment
1	Will it protect or encourage the development of new biodiversity assets?	S	?	Impact dependent upon location, condition and future use of deallocated sites.	?	Impact dependent upon other uses proposed. Site by site consideration required.	-?	Any development will impact on biodiversity. Longer term effects dependent upon mitigation measures.
		M	?		?		-?	
		L	?		?		?	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	?	Impact unclear. May prevent redevelopment of run down sites, but may also prevent building of inappropriately scaled business premises.	?	Impact dependent upon other uses proposed. Site by site consideration required.	?	Impact unclear. May allow for redevelopment of run down sites, but may also permit building of inappropriately scaled business premises.
		M	?		?		?	
		L	?		?		?	
	Will it reduce the numbers of Buildings at Risk?	S	0	No impact. No buildings at risk currently located on employment sites.	0	No impact. No buildings at risk currently located on employment sites.	0	No impact. No buildings at risk currently located on employment sites.
		M	0		0		0	
		L	0		0		0	
3	Will it help to improve air quality?	S	+?	Impact dependent upon future use of site. Lack of traffic associated with employment development will be beneficial to air quality.	?	Impact dependent upon other uses proposed. Site by site consideration required.	-	Likely to be an increase in air pollution depending upon likely traffic generation and precise nature of business.
		M	+?		?		-	
		L	?		?		-	
	Will it help to reduce contamination of land and watercourses?	S	+?	No land currently defined as contaminated in borough. Future impact dependent on future use.	?	Impact dependent upon other uses proposed. Site by site consideration required.	?	Impact dependent upon nature of proposed development. Use of agricultural land may increase potential for introduction of contaminants to water courses.
		M	?		?		?	
		L	?		?		?	
	Will it maximise development on previously developed land?	S	?	Site and future use dependent. May prevent reuse of previously developed land for other purposes.	+?	Site dependent. This might maximise the use of partially developed brownfield land.	?	Site dependent. Not all allocated sites are currently on previously developed land.
		M	?		+?		?	
		L	?		+?		?	
4	Will it minimise waste and landfill rates?	S	+	Site and future use dependent. Lack of immediate development will mean lack of refuse.	-	Any new development will increase waste. Large developments will have greatest impact. Recycling may mitigate this.	-	Any new development will increase waste. Large developments will have greatest impact. Recycling may mitigate this.
		M	+?		-		-	
		L	?		-		-	
5	Will it increase energy efficiency and use of	S	-	Lack of immediate development will mean no energy use. Future	-	Any new development will increase energy use. Scale of	-	Any new development will increase energy use. Scale of
		M	-		-		-	

#	Objective							
	renewable energy sources?	L	-	impact dependent upon future use.	-	increase dependent upon construction methods and installation of renewables.	-	increase dependent upon construction methods and installation of renewables.
6	Will it minimise risk from flooding?	S	0	Impact unclear.	?	Impact dependent upon other uses proposed. Site by site consideration required.	?	Site by site consideration required.
		M	0		?		?	
		L	0		?		?	
7	Will it increase accessibility to, and usage of, public transport?	S	0	No direct impact.	?	Impact dependent upon location of sites. Current allocations all in accessible locations.	?	Impact dependent upon location of sites. Current allocations all in accessible locations.
		M	0		?		?	
		L	0		?		?	
8	Will it increase employment rates?	S	-?	May reduce availability of employment sites and thus employment opportunities.	-?	May reduce availability of employment sites and thus employment opportunities.	+?	May ensure that employment sites remain available for use and thus employment opportunies are maximised.
		M	-?		-?		+?	
		L	-?		-?		+?	
9	Will it improve learning opportunities?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	0	No direct impact.	?	Redevelopment for housing may contribute to meeting need.	0	No direct impact.
		M	0		?		0	
		L	0		?		0	
	Will it improve the quality of the existing housing stock?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
11	Will it improve health and reduce health inequalities?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	0	No direct impact.	+?	May allow for recreational or cultural development where appropriate.	0	No direct impact.
		M	0		+?		0	
		L	0		+?		0	
13	Will it reduce crime and fear of crime?	S	0	No direct impact.	+?	May allow for redevelopment of derelict land or buildings at risk from vandalism.	0	No direct impact. May allow for redevelopment of derelict land or buildings at risk from vandalism.
		M	0		+?		0	
		L	0		+?		0	
14	Will it increase or improve access to a range of community facilities?	S	0	No direct impact.	+?	No direct impact. May allow for development of community facilities where appropriate.	0	No direct impact.
		M	0		+?		0	
		L	0		+?		0	

Existing employment land

S A O	Sustainabilty Assessment Criteria		Existing employment sites should remain protected as employment sites. *(Current RLP policy)*		Existing employment sites should be allowed for other uses such as housing and retail.		Major existing employment sites or those in the most accessible locations should be protected and small employment sites allowed for other uses.	
			Effect	Comment	Effect	Comment	Effect	Comment
1	Will it protect or encourage the development of new biodiversity assets?	S	0	No direct impact.	0	No direct impact.	0	No direct impact
		M	0		0		0	
		L	0		0		0	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	?	Impact unclear. May prevent innovative re-development of run down or poorly designed sites.	?	Impact unclear. Design and nature of other development would be key.	+?	May offer scope for redevelopment of intrusive sites in residential areas.
		M	?		?		+?	
		L	?		?		+?	
	Will it reduce the numbers of Buildings at Risk?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
3	Will it help to improve air quality?	S	-?	Where sites generate air pollution this will continue.	?	Where polluting industry exists, redevelopment may lead to a reduction in emissions	?	Where sites generate air pollution this will continue. Opportunities available to redevelop.
		M	-?		?		?	
		L	-?		?		?	
	Will it help to reduce contamination of land and watercourses?	S	0	No land currently defined as contaminated in borough.	?	No land currently defined as contaminated in borough. Redevelopment may reveal contaminants.	?	No land currently defined as contaminated in borough. Redevelopment may reveal contaminants.
		M	0		?		?	
		L	0		?		?	
	Will it maximise development on previously developed land?	S	-?	Would not maximise the potential of underutilised sites for non-employment development .	+?	This option is more likely to support opportunities for developing underutilised sites. The impact of remaining employment premises on housing would need to be considered	+	This option would allow small or remote sites no longer attractive to modern business to be used for other purposes.
		M	-?		+?		+	
		L	-?		+?		+	
4	Will it minimise waste and landfill rates?	S	0	No direct impact	?	May reduce the amount of industrial waste.	?	May reduce the amount of industrial waste.
		M	0		?		?	
		L	0		?		?	
5	Will it increase energy efficiency and use of renewable energy sources?	S	0	No direct impact.	?	Impact dependent on other uses. May be opportunities to specify renewables.	?	Impact dependent on other uses. May be opportunities to specify renewables.
		M	0		?		?	
		L	0		?		?	
6	Will it minimise risk from	S	0	No direct impact.	?	Impact dependent upon other	?	Impact dependent upon other

	flooding?	M	0		?	uses proposed. Site by site consideration required.	?	uses proposed. Site by site consideration required.
		L	0		?		?	
7	Will it increase accessibility to, and usage of, public transport?	S	?	Impact unclear. May prevent the redevelopment of sites in accessible locations for alternative uses. Similarly, it may ensure employment is focused in sustainable locations.	?	Dependent upon location of site and nature of development.	?	Dependent upon location of site and nature of development.
		M	?		?		?	
		L	?		?		?	
8	Will it increase employment rates?	S	0	No direct impact.	+?	Partial development of sites for residential use may mean easier access to jobs on the same site.	?	Impact unlcear. May mean the loss of some accessible employment opportunities.
		M	0		+?		?	
		L	0		+?		?	
9	Will it improve learning opportunities?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	?	Impact unclear. May prevent the redevelopment of sites in sustainable locations for housing. Similarly, it may ensure employment is focused in sustainable locations.	+?	Would add to the availability of brownfield sites available for housing development. Suitability of sites would need assessing.	+?	Would add to the brownfield sites available for housing development. Suitability of sites would need assessing.
		M	?		+?		+?	
		L	?		+?		+?	
	Will it improve the quality of the existing housing stock?	S	0	No direct impact	0	No direct impact	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
11	Will it improve health and reduce health inequalities?	S	-?	May reduce the opportunities available to redevelop polluting sites.	+?	May mean opportunities to address situations where employment use is incompatible with residential areas (e.g. noise and air pollution).	+?	May mean opportunities to address situations where employment use is incompatible with residential areas (e.g. noise and air pollution).
		M	-?		+?		+?	
		L	-?		+?		+?	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
	Will it reduce crime and fear of crime?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
	Will it increase or improve access to a range of	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	

community facilities?	**L**	0		0		0	

Town centre and retail developments

S A O	Sustainabilty Assessment Criteria		There should be strong restriction for change of use from retail shops to other uses.		There should be some protection for retail shops but the policy should be relaxed to allow more non-retail uses. *(Current RLP policy)*		There should be no restriction or protection.	
			Effect	Comment	Effect	Comment	Effect	Comment
1	Will it protect or encourage the development of new biodiversity assets?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	+?	May help to ensure that retail character of key centres is maintained.	0	Impact dependent on nature and design of buildings required for other uses.	-?	Impact dependent on nature and design of any new buildings required for other uses. May erode character of certain retail districts.
		M	+?		0		-?	
		L	+?		0		-?	
	Will it reduce the numbers of Buildings at Risk?	S	0	No direct impact. No retail units on Buildings at Risk list.	0	No direct impact. No retail units on Buildings at Risk list. In the event of this changing, restricting to retail may affect the chances of bringing a building back into use.	0	No direct impact. No retail units on Buildings at Risk list. In the event of this changing, lack of restriction may improve the chances of bringing a building back into use.
		M	0		0		0	
		L	0		0		0	
3	Will it help to improve air quality?	S	+?	Should reduce the need to travel by keeping shops available to local communities.	-?	May affect viability of local centres and increase need to travel. Affect also dependent upon degree of pollution generated by new use.	-?	May affect viability of local centres and increase need to travel. Affect also dependent upon degree of pollution generated by new use.
		M	+?		-?		-?	
		L	+?		-?		-?	
	Will it help to reduce contamination of land and watercourses?	S	0	No direct impact.	0	No direct impact likely, although it may depend upon nature of non-retail uses.	0	No direct impact likely, although it may depend upon nature of non-retail uses.
		M	0		0		0	
		L	0		0		0	
	Will it maximise development on previously developed land?	S	-?	May restrict reuse of buildings or land in areas where there is no demand for retail space.	+	Will provide greater flexibility for certain development where this is a need.	+	Will provide greater flexibility for development where this is a need.
		M	-?		+		+	
		L	-?		+		+	
4	Will it minimise waste and landfill rates?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
5	Will it increase energy efficiency and use of renewable energy sources?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
6	Will it minimise risk from	S	0	No direct impact.	0	No direct impact.	0	No direct impact.

#	Objective		Score	Commentary	Score	Commentary	Score	Commentary
	flooding?	M	0		0		0	
		L	0		0		0	
7	Will it increase accessibility to, and usage of, public transport?	S	+	Should keep local shops within easy distance of public transport services.	?	Impact unclear. May allow e.g. residential development in well-served centres, but may also lead to dispersal of shops away from public transport hubs.	?	Impact unclear. May allow e.g. residential development in well-served centres, but may also lead to dispersal of shops away from public transport hubs.
		M	+		?		?	
		L	+		?		?	
8	Will it increase employment rates?	S	+?	Likely to prevent localised increases in unemployment rather than increasing employment per se.	?	Impact dependent on permitted re-use.	?	Impact dependent on re-use.
		M	+?		?		?	
		L	+?		?		?	
9	Will it improve learning opportunities?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	?	Will not impact negatively on achievement of targets but may reduce opportunities to develop windfall sites.	+?	Would allow housing development on appropriate sites.	+?	Would allow housing development on appropriate sites.
		M	?		+?		+?	
		L	?		+?		+?	
	Will it improve the quality of the existing housing stock?	S	0	No direct impact.	?	Impact dependent upon type and quality of redevelopment allowed.	?	Impact dependent upon type and quality of redevelopment allowed.
		M	0		?		?	
		L	0		?		?	
11	Will it improve health and reduce health inequalities?	S	0	No direct impact.	0	No direct impact.	0	No direct impact.
		M	0		0		0	
		L	0		0		0	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	0	No direct impact.	?	Unlikely to impact, but dependent upon type of re-use permitted.	?	Unlikely to impact, but dependent upon type of re-use permitted.
		M	0		?		?	
		L	0		?		?	
13	Will it reduce crime and fear of crime?	S	-?	May restrict development that would ensure centres remain busy throughout the day. May restrict redevelopment of empty properties and leave them open to vandalism.	+?	May permit development that ensures centres are busy, and safer, at all times of the day.	+?	May permit development that ensures centres are busy, and safer, at all times of the day.
		M	-?		+?		+?	
		L	-?		+?		+?	
14	Will it increase or improve access to a range of	S	?	Impact unclear. May restrict redevelopment opportunities for	?	Impact unclear. May provide redevelopment opportunities	?	Impact unclear. May provide redevelopment opportunities
		M	?		?		?	

| | community facilities? | L | ? | community facilities. May also ensure that local centres remain vibrant, generating a critical mass to sustain other facilities. | ? | for community facilities. May also undermine vibrancy of local centres that otherwise generate a critical mass to sustain other facilities. | ? | for community facilities. May also undermine vibrancy of local centres that otherwise generate a critical mass to sustain other facilities. |

Transport and accessibility

S A O	Sustainabilty Assessment Criteria		New developments should be directed towards locations accessible by public transport.		New developments should take measures to minimise the use of private car and to maximise the opportunity for access by walking, cycling and public transport. *(Current RLP policy)*			
			Effect	Comment	Effect	Comment	Effect	Comment
1	Will it protect or encourage the development of new biodiversity assets?	S	+?	All new development will impact on biodiversity. More likely to direct development to urban areas or edges, with less greenfield land take.	+	Will reduce emissions and be beneficial for biodiversity.		
		M	+?		+			
		L	+?		+			
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	?	Impact unclear. May reduce need for intrusive infrastructure to accommodate private cars. May result in inappropriate development densities in certain accessible locations areas.	+?	May reduce need for intrusive infrastructure to accommodate private cars.		
		M	?		+?			
		L	?		+?			
	Will it reduce the numbers of Buildings at Risk?	S	0	No direct impact.	0	No direct impact.		
		M	0		0			
		L	0		0			
3	Will it help to improve air quality?	S	+	Reduced car trips will reduce emissions.	+	Reduced car trips will reduce emissions.		
		M	+		+			
		L	+		+			
	Will it help to reduce contamination of land and watercourses?	S	0	No direct impact, although reduced car trips will reduce emissions and thus pollutants in run off.	0	No direct impact, although reduced car trips will reduce emissions and thus pollutants in run off.		
		M	0		0			
		L	0		0			
	Will it maximise development on previously developed land?	S	?	Impact dependent upon location.	?	Impact dependent upon location.		
		M	?		?			
		L	?		?			
4	Will it minimise waste and landfill rates?	S	0	No direct impact.	0	No direct impact.		
		M	0		0			
		L	0		0			
5	Will it increase energy efficiency and use of renewable energy sources?	S	0	No direct impact.	0	No direct impact.		
		M	0		0			
		L	0		0			

6	Will it minimise risk from flooding?	S	0	No direct impact.	0	No direct impact.		
		M	0		0			
		L	0		0			
7	Will it increase accessibility to, and usage of, public transport?	S	+	Strong positive impact.	+	Strong positive impact.		
		M	+		+			
		L	+		+			
8	Will it increase employment rates?	S	+?	May make jobs more accessible to those without cars.	+?	May make jobs more accessible to those without cars.		
		M	+?		+?			
		L	+?		+?			
9	Will it improve learning opportunities?	S	+?	May make educational and training opportunities more accessible to those without cars.	+?	May make educational and training opportunities more accessible to those without cars.		
		M	+?		+?			
		L	+?		+?			
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	?	May restrict locations available for development to those with adequate public transport provision.	+?	Will ensure that all locations are accessible by various means of transport.		
		M	?		+?			
		L	?		+?			
	Will it improve the quality of the existing housing stock?	S	0	No direct impact.	0	No direct impact.		
		M	0		0			
		L	0		0			
11	Will it improve health and reduce health inequalities?	S	+	Reduced car trips will reduce emissions. May also ensure that health services are more readily accessible.	+	Reduced car trips will reduce emissions. Better cycling and walking opportunities will be beneficial. May also ensure that health services are more readily accessible.		
		M	+		+			
		L	+		+			
12	Will it improve opportunities for participation in recreational and cultural activities?	S	+?	May ensure that health services are more readily accessible.	+?	May ensure that health services are more readily accessible.		
		M	+?		+?			
		L	+?		+?			
13	Will it reduce crime and fear of crime?	S	+?	May reduce feelings of isolation and provide younger people with greater accessibility to a wider range of activities.	+?	May reduce feelings of isolation and provide younger people with greater means of accessing a wider range of activities.		
		M	+?		+?			
		L	+?		+?			
14	Will it increase or improve access to a range of community facilities?	S	+?	May ensure that community services are more readily accessible.	+?	May ensure that community services are more readily accessible.		
		M	+?		+?			
		L	+?		+?			

Appendix 6 Matrices for assessment of Preferred Options against Sustainability Appraisal Objectives

Key to matrix

Short term effects (2008-2014)
Medium term effects (2014-2020)
Long term effects (2020 and beyond)

0 No or neutral effect	A scheme/measure that is unlikely to have any beneficial or negative effect on the objective being assessed.
? Uncertain effect	A scheme/measure the effects of which are not known; where the manner in which a scheme/measure is implemented will have a material impact on the effects; or where the effects may be a mix of both positive and negative.
+ Positive	A scheme/measure that will to deliver clear improvements or beneficial opportunities.
+? Likely positive	A scheme/measure that is likely to deliver clear improvements or beneficial opportunities. The likelihood of these occurring may be dependent upon other factors.
- Negative	A scheme/measure that will lead to damage, loss or other negative impacts.
-? Likely negative	A scheme/measure that is likely to lead to damage, loss or other negative impacts. The likelihood of these occurring may be dependent upon other factors.

S A O	Sustainabilty Assessment Criteria			The Council will seek new development proposals that: Respect the character and grain of Gedling's natural and built environment, particular in areas possessing a strong historic vernacular or significant landscapes, contributing to a defined sense of place or being of sufficient architectural distinction and plan form that such a sense is created. Can articulate clear design-led approaches to the discouragement of crime and anti-social behaviour; the encouragement of a sense of community; and the enhancement of the built and natural environment.
			Effect	**Comment**
1	Will it protect or encourage the development of new biodiversity assets?	S	+?	It is hoped that the development of design criteria that include requirements for clearly articulated environmental enhancements will allow for protection of existing, or growth of new, biodiversity assets.
		M	+?	
		L	+?	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	+	It is hoped that a clear demand for locally distinctive and ambitious design will ensure new approaches from developers operating within the Borough and help it to develop a reputation as a focus for high quality urban design.
		M	+	
		L	+	
	Will it reduce the numbers of Buildings at Risk?	S	+?	An emphasis on local distinction may see greater incentive to bring Buildings at Risk back into use.
		M	+?	
		L	+?	
3	Will it help to improve air quality?	S	0	
		M	0	
		L	0	
	Will it help to reduce contamination of land and watercourses?	S	0	
		M	0	
		L	0	
	Will it maximise development on previously developed land?	S	0	
		M	0	
		L	0	
4	Will it minimise waste and landfill rates?	S	0	
		M	0	
		L	0	
5	Will it increase energy efficiency and use of renewable energy sources?	S	0	
		M	0	
		L	0	
6	Will it minimise risk from flooding?	S	0	
		M	0	
		L	0	

7	Will it increase accessibility to, and usage of, public transport?	S	0	
		M	0	
		L	0	
8	Will it increase employment rates?	S	0	
		M	0	
		L	0	
9	Will it improve learning opportunities?	S	0	
		M	0	
		L	0	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	0	
		M	0	
		L	0	
	Will it improve the quality of the existing housing stock?	S	+?	Improved design may well be regarded by prospective buyers and tenants as an improvement to local housing stock.
		M	+?	
		L	+?	
11	Will it improve health and reduce health inequalities?	S	0	
		M	0	
		L	0	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	+?	Site design aimed at fostering a sense of community, combined with appropriate developer contributions towards relevant facilities, may increase opportunities.
		M	+?	
		L	+?	
13	Will it reduce crime and fear of crime?	S	+	Improved site design, focusing explicitly on designing out crime, should help to reduce crime and fear of crime.
		M	+	
		L	+	
14	Will it increase or improve access to a range of community facilities?	S	+?	Site design aimed at fostering a sense of community, combined with appropriate developer contributions towards relevant facilities, may increase opportunities.
		M	+?	
		L	+?	

S A O	Sustainabilty Assessment Criteria		Effect	Comment
			The Council will seek to: Preserve and enhance the Borough's Conservation Areas; Listed and Local Interest Buildings; Scheduled Ancient Monuments; Registered Historic Parks and Gardens; and sites of archaeological importance.	
1	Will it protect or encourage the development of new biodiversity assets?	S	+?	Many historic buildings, archaeological sites and parks/gardens support a range of, often protected, species.
		M	+?	
		L	+?	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	+	The preservation and enhancement of the local historic environment is fundamental to the maintenance of local distinctiveness and identity.
		M	+	
		L	+	
	Will it reduce the numbers of Buildings at Risk?	S	+	Enhancement of Listed Buildings should see more Buildings at Risk brought back into use.
		M	+	
		L	+	
3	Will it help to improve air quality?	S	0	
		M	0	
		L	0	
	Will it help to reduce contamination of land and watercourses?	S	0	
		M	0	
		L	0	
	Will it maximise development on previously developed land?	S	0	
		M	0	
		L	0	
4	Will it minimise waste and landfill rates?	S	0	
		M	0	
		L	0	
5	Will it increase energy efficiency and use of renewable energy sources?	S	?	In many cases the sensitive restoration of historic buildings will require the use of materials that are less energy efficient than modern buildings. Similarly, it will be less appropriate for such buildings to accommodate renewable systems that may compromise their setting or appearance. This issue may be mitigated by such installations as secondary glazing, and recognition that the embodied energy in historic structures means it is often more effective to restore them than to rebuild.
		M	?	
		L	?	
6	Will it minimise risk from flooding?	S	0	
		M	0	

		L	0	
7	Will it increase accessibility to, and usage of, public transport?	S	0	
		M	0	
		L	0	
8	Will it increase employment rates?	S	0	
		M	0	
		L	0	
9	Will it improve learning opportunities?	S	0	
		M	0	
		L	0	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	0	
		M	0	
		L	0	
	Will it improve the quality of the existing housing stock?	S	0	
		M	0	
		L	0	
11	Will it improve health and reduce health inequalities?	S	0	
		M	0	
		L	0	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	+?	Improvements to and maintenance of public parks and gardens will improve opportunities for particpation in recreational and cultural activities.
		M	+?	
		L	+?	
13	Will it reduce crime and fear of crime?	S	?	Improvements to Buildings at Risk and maintenance of Conservation Areas and the historic environment may reduce fear of and opportunities for crime.
		M	?	
		L	?	
14	Will it increase or improve access to a range of community facilities?	S	0	
		M	0	
		L	0	

S A O	Sustainabilty Assessment Criteria		Effect	Comment
				The Council will: Through the development of Landscape Policy Zones, ensure proposals for new development demonstrate an awareness of the implications of, and specify measures to mitigate their impact on, the Borough's key landscape character areas or features. Support the enhancement and restoration of local landscapes and landscape features, particularly where they are affected by development.
1	Will it protect or encourage the development of new biodiversity assets?	S	+	Protection and enhancement of landscape will, clearly, mean the protection of biodiversity in that landscape.
		M	+	
		L	+	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	0	
		M	0	
		L	0	
	Will it reduce or increase the numbers of Buildings at Risk?	S	0	
		M	0	
		L	0	
3	Will it help to improve air quality?	S	+	Maintenance of open countryside will improve air quality or, at the very least, ensure that it is maintained.
		M	+	
		L	+	
	Will it help to reduce contamination of land and watercourses?	S	0	
		M	0	
		L	0	
	Will it maximise development on previously developed land?	S	+	By aiming to protect key landscape areas it is hoped that development will be directed towards previously developed land. It is noted, however, that in some instance such land may be in open countryside (e.g. former colliery sites) and that there is a finite supply.
		M	+?	
		L	+?	
4	Will it minimise waste and landfill rates?	S	0	
		M	0	
		L	0	
5	Will it increase energy efficiency and use of renewable energy sources?	S	?	There are likely to be potential conflicts between landscape protection and larger scale renewable energy proposals. This may be mitigated in the longer term if less intrusive new technology develops.
		M	?	
		L	?	
6		S	0	

	Will it minimise risk from flooding?	M	0	
		L	0	
7	Will it increase accessibility to, and usage of, public transport?	S	0	
		M	0	
		L	0	
8	Will it increase employment rates?	S	0	
		M	0	
		L	0	
9	Will it improve learning opportunities?	S	0	
		M	0	
		L	0	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	0	
		M	0	
		L	0	
	Will it improve the quality of the existing housing stock?	S	0	
		M	0	
		L	0	
11	Will it improve health and reduce health inequalities?	S	0	
		M	0	
		L	0	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	?	Where landscape is protected it will, where open to the public, ensure that opportunities for recreational activity (e.g. walking; horseriding) are maintained.
		M	?	
		L	?	
13	Will it reduce crime and fear of crime?	S	0	
		M	0	
		L	0	
14	Will it increase or improve access to a range of community facilities?	S	0	
		M	0	
		L	0	

S A O	Sustainabilty Assessment Criteria			The Council will seek to: Conserve and enhance the Borough's biodiversity through the protection of habitats and species designated in the Local Biodiversity Action Plan and of nationally and locally designated sites. Enhance biodiversity by securing improvements in and around all new development sites.	
				Effect	**Comment**
1	Will it protect or encourage the development of new biodiversity assets?	S	+		Protected sites will be key to the protection or encouragement of protected or BAP species.
		M	+		
		L	+		
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	?		In some instances where protected species are found within historic buildings, opportunities for enhancement may be limited.
		M	?		
		L	?		
	Will it reduce or increase the numbers of Buildings at Risk?	S	?		In some instances where protected species are found within historic buildings, opportunities for enhancement may be limited.
		M	?		
		L	?		
3	Will it help to improve air quality?	S	+?		Maintenance of biodiversity and key habitats should have a positive effect on, or at least maintain, air quality.
		M	+?		
		L	+?		
	Will it help to reduce contamination of land and watercourses?	S	+?		Areas protected from development should help to reduce land and water contamination, although there will always be a risk from agricultural activity.
		M	+?		
		L	+?		
	Will it maximise development on previously developed land?	S	?		There may well be instances where protected or BAP species are found on brownfield land, which may affect development.
		M	?		
		L	?		
4	Will it minimise waste and landfill rates?	S	0		
		M	0		
		L	0		
5	Will it increase energy efficiency and use of renewable energy sources?	S	0		
		M	0		
		L	0		
6	Will it minimise risk from flooding?	S	0		
		M	0		
		L	0		
7	Will it increase accessibility to, and usage of, public transport?	S	0		
		M	0		

		L	0	
8	Will it increase employment rates?	S	0	
		M	0	
		L	0	
9	Will it improve learning opportunities?	S	0	
		M	0	
		L	0	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	-?	Having protected areas is always likely to reduce sites available for development.
		M	-?	
		L	-?	
	Will it improve the quality of the existing housing stock?	S	0	
		M	0	
		L	0	
11	Will it improve health and reduce health inequalities?	S	0	
		M	0	
		L	0	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	0	
		M	0	
		L	0	
13	Will it reduce crime and fear of crime?	S	0	
		M	0	
		L	0	
14	Will it increase or improve access to a range of community facilities?	S	0	
		M	0	
		L	0	

S A O	Sustainabilty Assessment Criteria		The Council will seek to: Protect, increase or improve public open space, recreational space, cycling, walking and leisure facilities in line with the recommendations of the relevant Leisure audits and other key local strategies.	
			Effect	Comment
1	Will it protect or encourage the development of new biodiversity assets?	S	+?	The presence of green space, regardless of potential leisure use, will have positive biodiversity benefits.
		M	+?	
		L	+?	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	?	In many instances the presence of open green space contributes strongly to local distinctiveness and the setting of buildings.
		M	?	
		L	?	
	Will it reduce or increase the numbers of Buildings at Risk?	S	0	
		M	0	
		L	0	
3	Will it help to improve air quality?	S	?	The protection and increase of open space may should have a positive effect on, or at least maintain, air quality. It should certainly provide people with access to areas of good air quality.
		M	?	
		L	?	
	Will it help to reduce contamination of land and watercourses?	S	?	Open areas protected from development should help to reduce land and water contamination, although there will always be a risk from agricultural activity.
		M	?	
		L	?	
	Will it maximise development on previously developed land?	S	0	
		M	0	
		L	0	
4	Will it minimise waste and landfill rates?	S	0	
		M	0	
		L	0	
5	Will it increase energy efficiency and use of renewable energy sources?	S	0	
		M	0	
		L	0	
6	Will it minimise risk from flooding?	S	0	
		M	0	
		L	0	
7	Will it increase accessibility to, and usage of, public transport?	S	?	Improved recreational facilities may lead to increased usage of public transport as people choose to access the facilities. Conversely, improved public transport facilities may increase usage of recreational facilities.
		M	?	
		L	?	

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8	Will it increase employment rates?	S	0	
		M	0	
		L	0	
9	Will it improve learning opportunities?	S	0	
		M	0	
		L	0	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	0	
		M	0	
		L	0	
	Will it improve the quality of the existing housing stock?	S	0	
		M	0	
		L	0	
11	Will it improve health and reduce health inequalities?	S	+	Availability and raised awareness of improved or increased recreational/sporting facilities should lead to a health improvements where people are persuaded to make use of them.
		M	+	
		L	+	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	+	Improvement of existing or development of new recreational facilities will increase opportunities for participation.
		M	+	
		L	+	
13	Will it reduce crime and fear of crime?	S	0	
		M	0	
		L	0	
14	Will it increase or improve access to a range of community facilities?	S	+	Improvement of existing or development of new recreational facilities will increase the range of community facilities available.
		M	+	
		L	+	

S A O	Sustainabilty Assessment Criteria			The Council will: Adopt a Locational Strategy made up of Policy 2 of the Regional Spatial Strategy (or its successor policy) and the Settlement Hierarchy of the Local Development Framework Core Strategy. Account will be taken of the need to bring forward suitable previously developed land and of potential flood risks. In establishing locations for new development, first consideration will be given to those sites identified as Safeguarded Land in the Replacement Local Plan.
			Effect	Comment
1	Will it protect or encourage the development of new biodiversity assets?	S	+	In the short term this Option should safeguard biodiversity assets by focusing on suitable brownfield land, but the longer term effects are less certain as brownfield sites become scarce.
		M	+	
		L	?	
2	Will it help to maintain or enhance local distinctiveness within the built environment?	S	+	Should maintain to local distinctiveness by ensuring that specific character areas remain free from overwhelming development. This may change in the longer term if housing needs increase.
		M	+	
		L	?	
	Will it reduce or increase the numbers of Buildings at Risk?	S	?	
		M	?	
		L	?	
3	Will it help to improve air quality?	S	+?	Locating development in urban areas should mean less need to travel and thus maintain or improve air quality
		M	+?	
		L	?	
	Will it help to reduce contamination of land and watercourses?	S	+?	By seeking to develop brownfield land and reduce floodrisk, the potential for contamination should be reduced.
		M	+?	
		L	+?	
	Will it maximise development on previously developed land?	S	+	The longer term availability of brownfield land may mean some greenfield land take is required.
		M	+	
		L	?	
4	Will it minimise waste and landfill rates?	S	0	
		M	0	
		L	0	
5	Will it increase energy efficiency and use of renewable energy sources?	S	0	
		M	0	
		L	0	
6	Will it minimise risk from flooding?	S	+	The Strategic Flood Risk Assessment will mean that development can be steered away from flood risk areas.
		M	+	
		L	+	

#	Question			Commentary
7	Will it increase accessibility to, and usage of, public transport?	S	+	Locating development in or adjacent to urban areas should mean greater accessibility to, and hopefully use of, public transport.
		M	+	
		L	+	
8	Will it increase employment rates?	S	0	
		M	0	
		L	0	
9	Will it improve learning opportunities?	S	+	Locating development in or adjacent to well-serviced areas should mean greater accessibility to learning opportunities.
		M	+	
		L	+	
10	Will it provide sufficient numbers and range of housing to meet projected need?	S	0	
		M	0	
		L	0	
	Will it improve the quality of the existing housing stock?	S	0	
		M	0	
		L	0	
11	Will it improve health and reduce health inequalities?	S	0	
		M	0	
		L	0	
12	Will it improve opportunities for participation in recreational and cultural activities?	S	+	Locating development in or adjacent to well-serviced areas should mean greater accessibility to learning opportunities.
		M	+	
		L	+	
13	Will it reduce crime and fear of crime?	S	0	
		M	0	
		L	0	
14	Will it increase or improve access to a range of community facilities?	S	+	Locating development in or adjacent to well-serviced areas should mean greater accessibility to learning opportunities.
		M	+	
		L	+	

APPENDIX 7 GLOSSARY

Affordable Housing	Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should: • Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices. • Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.
Allocation	Land identified as appropriate for a specific land use.
Ancient Monument	Designated by the Secretary of State for Culture, Media and Sport as being of national importance by virtue of its historic, architectural, traditional or archaeological interest. Scheduled Ancient Monuments are listed in a schedule compiled under the requirements of section 1 of the Ancient Monuments and Archaeological Areas Act, 1979.
Ancient Woodland	An area of woodland which is believed to have originated before 1600 AD.
Annual Monitoring Report (AMR)	A report submitted to the Secretary of State via the Government Office by local planning authorities or regional planning bodies assessing Local Development Framework or Regional Spatial Strategy production progress and policy effectiveness.
Biodiversity	The range of life forms which constitute the living world, and the habitats and ecosystems within which they exist.
Brownfield land (Previously developed land)	Brownfield, or previously developed land, is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.
Community Strategy (CS)	The Gedling Community Plan 2003-2008 was prepared during 2003 by the Gedling Partnership (the Local Strategic Partnership) to highlight the key issues for the people of the Borough and sets out the challenges in dealing with these over an initial five year period.
Conservation Areas	Areas designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.
Conservation Area Appraisal (CAA)	Documents used to support and inform development control decisions in Conservation Areas, identified in the Gedling Borough Local Development Scheme (LDS) for preparation for all of Gedling's designated Conversations Areas.

Core Strategy	A Development Plan Document setting out the spatial vision and objectives for the planning framework area.
Density	The intensity of development within a given area. Usually measured for housing in terms of the number of dwellings per hectare.
Development Briefs	Documents, which provide more detailed guidance, to ensure that sites are developed in a way which achieves the planning objectives of the Council. (see Supplementary Planning Document)
Development Plan Document (DPD)	Local Development Documents that have development plan status. Once adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs which local planning authorities must prepare include the core strategy, site-specific allocations of land and, where needed, area action plans. There will also be a proposals map, which illustrates the spatial extent of policies that must be prepared and maintained to accompany all DPDs. All DPDs must be subject to rigorous procedures of community involvement, consultation and independent examination, and adopted after receipt of the inspector's binding report.
District Centres	Shopping Centres which provide a range of other complementary services (defined as Town Centres in PPS6, Annex 6). They are Arnold, Carlton Square, Mapperley Plains and Netherfield.
Gedling Local Strategic Partnership	Represents the key public, private and voluntary sector stakeholders in the Borough. The Partnership undertakes a range of consultations itself and pulls upon other consultations in drawing up its Community Strategy.
Green Belt	An area of land surrounding a city in which development is only permitted in certain special circumstances. Green belts are defined as having five distinct purposes:
	1. To check the unrestricted sprawl of large built up areas;
	2. To assist in safeguarding the countryside from encroachment;
	3. To prevent neighbouring towns from merging into one another;
	4. To preserve the setting and special character of historic towns; and
	5. To assist urban regeneration by encouraging recycling of derelict and other urban land.
Greenfield land	Land not previously developed or which blend in with the landscape, such as parks and agricultural land.
Greenwood Community Forest	Launched in Nottinghamshire in November 1991 with a view to establishing, over a 30-50 year period, large areas of woodland and forest planting within an area of approximately 170 square miles. The majority of Gedling Borough is included within this area.
Hectare	An area of 10,000 square metres or 2.471 acres.

Infill Development	An area which can accommodate one or two dwellings within a small gap with a built up frontage.
Joint Structure Plan (JSP)	The Nottinghamshire and Nottingham Joint Structure Plan, establishing the interim strategic policy context for Development Plan Documents. This will be superseded by the next Regional Spatial Strategy.
Listed Buildings	Buildings or structures of special architectural or historic interest and included in a list, approved by the Secretary of State, giving details for each building/structure. They are protected from unauthorised demolition. Listed building consent is required for any proposals for alteration or extension of a listed building in a manner which would affect its character as a building of special architectural or historic interest.
Local Agenda 21	A process to develop a local programme of action for sustainable development.
Local Development Document (LDD)	These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. LDDs collectively deliver the spatial planning strategy for the local planning authority's area, and they may be prepared jointly between local planning authorities.
Local Development Framework (LDF)	The Local Development Framework is a non-statutory term used to describe a folder of documents, which includes all the local planning authority's Local Development Documents (comprised of Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents). The Local Development Framework will also comprise the Statement of Community Involvement, the Local Development Scheme and the Annual Monitoring Report.
Local Development Scheme (LDS)	The local planning authority's time-scaled programme for the preparation of Local Development Documents that must be agreed with the Secretary of State via the Government Office. The LPA must consult with the Government Office and the Planning Inspectorate in the development and review of the LDS. The AMR will indicate whether the LDS requires to be formally revised.
Local Nature Reserve (LNR)	Established by a local authority under the powers of the National Parks and Access to the Countryside Act 1949. Gedling House Woods and the Linby Trail are currently the only two in the Borough.
Local Shopping Centres	The role of the local shopping centre, either within smaller settlements or in the Urban Area is important in meeting the needs of local communities and in particular those who are less mobile. Local centres are located at Burton Joyce, Calverton, Carlton Hill, Gedling and Ravenshead.
Mature Landscape	Areas identified by Nottinghamshire County Council as being of

Areas	landscape importance on the basis that they represent those areas least affected by intensive arable production, mineral extraction, commercial forestry, housing, industry, roads etc.
Office for the Deputy Prime Minister (ODPM)	The Government Department responsible for planning and local government.
Planning Policy Statement (PPS)	Issued by central Government to replace the existing Planning Policy Guidance notes (PPG), in order to provide greater clarity and to remove from national policy advice on practical implementation, which is better expressed as guidance rather than policy.
Regional Spatial Strategy (RSS)	Prepared by the regional planning body, the East Midlands Regional Assembly (EMRA). It sets out the strategic policies in relation to the development and use of land in the region and will be approved by the Secretary of State. (Previously known as Regional Planning Guidance). The RSS provides a spatial framework to inform the preparation of LDDs. The RSS review is currently underway.
Renewable Energy	Power generated from renewable sources in particular electricity, such as heat, wind and water as opposed to fossil fuels.
Replacement Local Plan	This comprises a Written Statement and a Proposals Map. This sets out the policies which the Council proposes to apply in deciding whether or not development will be permitted.
Safeguarded Land	Land that is removed from the Green Belt, but not proposed for allocation until after a future comprehensive sub-regional study has been completed which must assess all of the Nottinghamshire/ Derbyshire Green Belt.
Site of Importance for Nature Conservation (SINC)	Sites of local importance for nature conservation or geology as identified by the Nottinghamshire Wildlife Audit Steering Group.
Site of Special Scientific Interest (SSSI)	Designation under Section 28 of the Wildlife and Interest Countryside Act, 1981, of an area of land of special interest due to its flora, fauna, geological or physical features.
Statement of Community Involvement (SCI)	The SCI sets out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local development documents and development control decisions.
Strategic Environmental Assessment (SEA)	An environmental assessment of certain plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC. The environmental assessment involves: • the preparation of an environmental report; • carrying out of consultations; • taking into account of the environmental report and the results of the consultations in decision making;

- provision of information when the plan or programme is adopted; and
- showing that the results of the environment assessment have been taken into account.

(See also Sustainability Appraisal).

Supplementary Planning Document (SPD)	An SPD is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' DPD.
Sustainability Appraisal (SA)	The process of weighing and assessing all the policies in a development plan, Local Development Document, or Regional Spatial Strategy, for their global, national and local implications. (See also Strategic Environmental Assessment).
Sustainable Development	The most commonly used definition from the 1987 UN 'Brundtland' Report is, "development that meets the needs of the present without compromising the ability of future generations to meet their own needs".