Sustainability Appraisal Publication Draft

Appendix B: Reasonable Alternative Options for Policy Topics

Local Planning Document

March 2016

GEDLING
Borough Council

Introduction

Appendix B provides the full detailed findings of the SA assessment of the reasonable alternative options for each of the policy themes.

The SA Framework used in the SA assessment is included in **Appendix A**.

Contents

Climate Change

Whether to identify areas suitable for commercial scale renewable energy.

Reason – to provide guidance on National Planning Policy Framework paragraph 97 3rd bullet which states "To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should: ... consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources".

Option A – allocate areas
Include a policy to identify and designate areas as suitable for renewable energy; different areas for different technologies.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply – area is not allocated for housing.	
2. Health	0	No impact on health.	
3. Heritage and Design	-	Possible impact on historic landscape and settlements so if designate areas then helps to protect sensitive areas. However scope to mitigate.	Identify areas away from heritage assets.
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	-	Possible impact but can mitigate.	Scope to identify areas away from sensitive areas.
7. Landscape	-	Possible impact but can mitigate.	Scope to identify areas away from sensitive areas.
8. Natural Resources	-	Possible impact i.e. water and greenfield/agricultural land. Reduce air pollution and reduced consumption of raw materials. However scope to mitigate.	Could steer away from greenfield sites and agricultural land.
9. Flooding	0	Would be covered by flooding policy.	
10. Waste	0	AD plants would assist. Proactive policy would encourage provision.	
11. Energy and Climate Change	++	Supports generation and use of renewable energy.	
12. Transport	?	Unknown impact on transport	

		network or modes.	
13. Employment	?	Unknown impact on range of jobs/business activity.	
14. Innovation	?	Unknown impact on qualifications or type of jobs.	
15. Economic Structure	+	Providing land for these purposes. Provides required infrastructure (i.e. power).	

Whether to identify areas suitable for commercial scale renewable energy.

Reason – to provide guidance on National Planning Policy Framework paragraph 97 3rd bullet which states "To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should: ... consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources".

Option B – no policy (do nothing)
Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply – area is not allocated for housing.	
2. Health	0	No impact on health.	
3. Heritage and Design	--	Possible impact and no mitigation potential.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	--	Possible impact and no mitigation potential.	
7. Landscape	--	Possible impact and no mitigation potential.	
8. Natural Resources	--	Possible impact and no mitigation potential.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	Unknown impact on waste recovery.	
11. Energy and Climate Change	0	Not stopping proposals coming forward.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	?	Unknown impact on range of jobs/business activity.	
14. Innovation	?	Unknown impact on qualifications or type of jobs.	
15. Economic Structure	0	Not specifically identifying land for these purposes.	

How to determine applications for renewable energy schemes.

Reason – to provide guidance on National Planning Policy Framework paragraph 98 2nd bullet which states "When determining planning applications, local planning authorities should: approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas".

Option A – include a criteria based policy

Include a criteria based policy setting out the factors against which schemes will be assessed; what are the impacts and how it will be assessed if they are acceptable or not.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	-	Possible impact but can mitigate.	Criteria to balance heritage concerns with benefits of renewable energy.
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	-	Possible impact but can mitigate.	Criteria to protect environment, biodiversity and Green Infrastructure.
7. Landscape	-	Possible impact but can mitigate.	Criteria to protect landscape.
8. Natural Resources	+	Scope to promote use of sustainable techniques.	Criteria to protect greenfield and agricultural land.
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	++	Will improve energy efficiency of new buildings, use of renewable energy and support development of community energy systems. Also ensure that buildings deal with future changes in climate.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	?	Unknown impact on range of jobs/business activity.	

| 14. Innovation | ? | Unknown impact on qualifications or type of jobs. | |
| 15. Economic Structure | + | Allows for required infrastructure. | |

How to determine applications for renewable energy schemes.

Reason – to provide guidance on National Planning Policy Framework paragraph 98 2nd bullet which states "When determining planning applications, local planning authorities should: approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas".

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework and the Aligned Core Strategy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	--	Impact on heritage	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	--	Impact on the environment.	
7. Landscape	--	Impact on landscape.	
8. Natural Resources	?	Unknown impact. Depends on application.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	+	Reliant on National Planning Policy Framework and Aligned Core Strategy.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	?	Unknown impact on range of jobs/business activity.	
14. Innovation	?	Unknown impact on qualifications or type of jobs.	
15. Economic Structure	+	Allows for required infrastructure.	

Whether to set a carbon reduction target.

Reason – to support aims of National Planning Policy Framework and to give guidance on Aligned Core Strategy Policy 1.3.

Option A – include a policy

Establish a baseline for the carbon dioxide emissions produced in the Borough and targets for reduction.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	+	Positively improving carbon dioxide emissions.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	+	Positively improving carbon dioxide emissions. Significant benefits for more sensitive areas. Improves quality rather than quantity of biodiversity.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	++	Positively improving carbon dioxide emissions. Major positive impact on our pollution. Reduced consumption of raw materials.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	++	Only achieve reduced emissions by improving energy efficiency etc.	
12. Transport	+	Can only achieve reduced emissions by developing a transport network that minimises impact on the environment and using alternative modes of transport. Indirect link.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Unknown impact on land available for development or infrastructure.	

Whether to set a carbon reduction target.

Reason – to support aims of National Planning Policy Framework and to give guidance on Aligned Core Strategy Policy 1.3.

Option B – no policy (do nothing)
Rely on the National Planning Policy Framework and general policies in support of schemes which lead to reduced carbon dioxide emissions.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	General support for improving air quality.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	General support for improving air quality.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	General support for improving air quality.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Unknown impact on land available for development or infrastructure.	

Flooding

Whether to include a policy to protect water quality on the Trent, Leen, Dover Beck and Ouse Beck and Lambley Dumble and Day Brook.

Reason – Paragraph 100 of the National Planning Policy Framework states that Local Plans should be supported by a Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies including lead local flood authorities.

Option A – include a policy

Include a policy similar to the existing Replacement Local Plan Policy ENV40 (River Environment).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to water quality and would not result in increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	++	Would help to improve biodiversity and avoid any harm to protected species.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	++	Protects water quality on the Trent, Leen, Dover Beck and Ouse Beck and Lambley Dumble and Day Brook and prevent any contamination in water.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Whether to include a policy to protect water quality on the Trent, Leen, Dover Beck and Ouse Beck and Lambley Dumble and Day Brook.

Reason – Paragraph 100 of the National Planning Policy Framework states that Local Plans should be supported by a Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies including lead local flood authorities.

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework and the Aligned Core Strategy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to water quality and would not result in increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	+	National policy and Aligned Core Strategy would protect and improve biodiversity and avoid harm to protected species.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	+	National policy and Aligned Core Strategy would improve water quality and prevent any contamination in water.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Whether to include a policy to protect groundwater in aquifers.

Reason – advice from the Environment Agency.

Option A – include a policy
Include a policy similar to the existing Replacement Local Plan Policy ENV42 (Aquifer Protection).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to water quality and would not result in increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	++	Improves quality of groundwater in aquifers and prevent any contamination in water.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Whether to include a policy to protect groundwater in aquifers.

Reason – advice from the Environment Agency.

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework or other pollution control regimes.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to water quality and would not result in increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	+	National policy and other pollution control regimes would improve quality of groundwater in aquifers and prevent any contamination in water.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Contamination and Pollution

Consider a specific policy on contamination.

Reason – to provide guidance on National Planning Policy Framework paragraph 120 which states "to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution…".

Option A – include a policy
Retain Policy ENV3 of the Replacement Local Plan.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Could restrict supply of land for housing. Depends on location.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	+	Could protect biodiversity and natural environment. Depends on location.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	++	Would address contamination issues.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	-	Could restrict supply of land for new businesses so impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	-	Could restrict supply of land for development or infrastructure.	

Consider a specific policy on contamination.

Reason – to provide guidance on National Planning Policy Framework paragraph 120 which states "to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution…".

Option B – do nothing

Rely on the National Planning Policy Framework and Aligned Core Strategy Policy 10.2 (g).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Could restrict supply of land for housing. Depends on location.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	+	Could protect biodiversity and natural environment. Depends on location.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	++	Would address contamination issues.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	-	Could restrict supply of land for new businesses so impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	-	Could restrict supply of land for development or infrastructure.	

Consider a specific policy on land stability.

Reason – to provide guidance on National Planning Policy Framework paragraph 120 which states "to prevent unacceptable risks from pollution and land instability…".

Option A – include a policy
Include a policy based on deleted ENV4 of the Replacement Local Plan.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Could restrict supply of land for housing. Depends on location.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	This relates to land instability so no loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	This relates to land instability so would not have impact to character and amenity.	
8. Natural Resources	0	This relates to land instability so no direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	-	Could restrict supply of land for new businesses so impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	-	Could restrict supply of land for development or infrastructure.	

Consider a specific policy on land stability.

Reason – to provide guidance on National Planning Policy Framework paragraph 120 which states "to prevent unacceptable risks from pollution and land instability…".

Option B – do nothing
Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Could restrict supply of land for housing. Depends on location.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	-	Could restrict supply of land for new businesses so impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	-	Could restrict supply of land for development or infrastructure.	

Consider a specific policy on noise pollution.

Reason – to provide guidance on National Planning Policy Framework paragraph 123 which states planning policies and decisions should aim to "avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions…".

Option A – include a specify policy

Include a policy on noise pollution.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Consider a specific policy on noise pollution.

Reason – to provide guidance on National Planning Policy Framework paragraph 123 which states planning policies and decisions should aim to "avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions…".

Option B – include a general policy
Include a general policy on pollution incorporating noise pollution – similar to Policy ENV11 of the Replacement Local Plan.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Consider a specific policy on noise pollution.

Reason – to provide guidance on National Planning Policy Framework paragraph 123 which states planning policies and decisions should aim to "avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development; mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development, including through the use of conditions…".

Option C – do nothing
Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Consider a specific policy on light pollution.

Reason – to provide guidance on National Planning Policy Framework paragraph 125 which states "by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."

Option A – include a specify policy

Include a policy on light pollution.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	Acknowledge light pollution can affect wildlife. No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Consider a specific policy on light pollution.

Reason – to provide guidance on National Planning Policy Framework paragraph 125 which states "by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."

Option B – include a general policy

Include a general policy on pollution incorporating light pollution – similar to Policy ENV11 of the Replacement Local Plan.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	Acknowledge light pollution can affect wildlife. No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Consider a specific policy on light pollution.

Reason – to provide guidance on National Planning Policy Framework paragraph 125 which states "by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."

Option C – do nothing
Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Consider a specific policy on air quality.

Reason – existing Policy ENV11 of the Replacement Local Plan has not been replaced by the Aligned Core Strategy. Also to provide guidance on the National Planning Policy Framework.

<table>
<tr><td>Option A – include a specify policy

Include a policy on air quality.</td></tr>
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SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Depends on location. Could restrict supply of land for housing due to existing air pollution or generating vehicles from housing site.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	++	Would address air pollution issues.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	+	Could help to restrict journeys undertaken by car.	
13. Employment	-	Depends on location. Could restrict types of businesses so result in lack of employment job opportunities.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	-	Depends on location. Could restrict supply of land for development.	

Consider a specific policy on air quality.

Reason – existing Policy ENV11 of the Replacement Local Plan has not been replaced by the Aligned Core Strategy. Also to provide guidance on the National Planning Policy Framework.

Option B – include a general policy
Include a general policy on pollution incorporating air quality – similar to Policy ENV11 of the Replacement Local Plan.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Depends on location. Could restrict supply of land for housing due to existing air pollution or generating vehicles from housing site.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	++	Would address air pollution issues.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	+	Could help to restrict journeys undertaken by car.	
13. Employment	-	Depends on location. Could restrict types of businesses so result in lack of employment job opportunities.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	-	Depends on location. Could restrict supply of land for development.	

Consider a specific policy on air quality.

Reason – existing Policy ENV11 of the Replacement Local Plan has not been replaced by the Aligned Core Strategy. Also to provide guidance on the National Planning Policy Framework.

Option C – do nothing
Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Depends on location. Could restrict supply of land for housing due to existing air pollution or generating vehicles from housing site.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	+	Would address air pollution issues.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	+	Could help to restrict journeys undertaken by car.	
13. Employment	-	Depends on location. Could restrict types of businesses so result in lack of employment job opportunities.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	-	Depends on location. Could restrict supply of land for development.	

Green Belt

How to define 'disproportionate additions' in relation to extensions to a building.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 3rd bullet which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: … the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

Option A – include a policy

Allow for extensions up to 50% of the existing floor space. Extensions beyond this are deemed to be disproportionate and therefore inappropriate in the Green Belt.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Possibly increase range of housing. May increase investment and reduce unfit home.	
2. Health	0	No impact on health.	
3. Heritage and Design	?	Site by site impact – unable to make general assessment.	Need separate policies on heritage.
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	-	Site by site impact. Likely extending into garden rather than Green Infrastructure/ biodiversity.	Need separate policies on natural environment.
7. Landscape	?	Site by site impact – unable to make general assessment.	Need separate policies on landscape.
8. Natural Resources	-	Impact on greenfield land and agricultural land is minimal.	Need separate policies.
9. Flooding	-	Reducing soft areas for run off. Increasing hard surfacing in areas where already significant.	Could allow conditions on drainage to be imposed.
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	Neutral.	
12. Transport	0	Neutral.	
13. Employment	+	More flexible approach to extension – to agricultural and commercial buildings.	
14. Innovation	0	Neutral.	

15. Economic Structure	+	More liberal so business can adapt building for their purpose.	

How to define 'disproportionate additions' in relation to extensions to a building.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 3rd bullet which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: … the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

Option B – include a criteria based policy
Set out a series of criteria against which extensions can be assessed. Decision makers will need to make a judgement about whether an extension is disproportionate taking account of the criteria.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Possibly increase range of housing. May increase investment and reduce unfit home. Less clarity than option A.	
2. Health	0	No impact on health.	
3. Heritage and Design	?	Site by site impact – unable to make general assessment. Depends on criteria chosen.	Need to build in criteria to protect.
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Site by site impact – unable to make general assessment. Depends on criteria chosen.	Need to build in criteria to protect.
7. Landscape	?	Site by site impact – unable to make general assessment. Depends on criteria chosen.	Need to build in criteria to protect.
8. Natural Resources	0	Impact on greenfield land and agricultural land is minimal.	
9. Flooding	+	Cover in criteria – provision of sustainable drainage systems.	Need to build in criteria.
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	Neutral.	
12. Transport	0	Neutral.	
13. Employment	0	Less clarity over whether extensions would be allowed.	
14. Innovation	0	Neutral.	
15. Economic Structure	0	Less clarity.	

How to define 'disproportionate additions' in relation to extensions to a building.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 3rd bullet which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: … the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

Option C – no policy (do nothing)
Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Less clarity than options A and B so less positive impact.	
2. Health	0	No impact on health.	
3. Heritage and Design	-	Least clarity and reliant on other policies to mitigate.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	-	Least clarity and reliant on other policies to mitigate.	
7. Landscape	-	Least clarity and reliant on other policies to mitigate.	
8. Natural Resources	-	Least clarity and reliant on other policies to mitigate.	
9. Flooding	-	Reducing soft areas. Reliant on other policies to mitigate.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	Neutral.	
12. Transport	0	Neutral.	
13. Employment	0	Neutral.	
14. Innovation	0	Neutral.	
15. Economic Structure	0	Neutral.	

How to define 'materially larger' in relation to a replacement building in the same use.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 4th bullet which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: … the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces".

Option A – include a policy

Allow for a replacement building up to 15% larger than the existing floor space (50% if not substantially extended). Replacements larger than this are deemed to be materially larger and therefore inappropriate in the Green Belt.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Restricts size of replacement buildings – circumstances where this will mean occupiers find house no longer fit for purpose will be so minimal.	
2. Health	0	No impact on health.	
3. Heritage and Design	?	Unknown impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss to biodiversity or increase in Green Infrastructure.	
7. Landscape	-	A 'blanket' approach will have impact on landscape character and amenity.	
8. Natural Resources	-	A 'blanket' approach will cause loss of greenfield land.	
9. Flooding	-	A 'blanket' approach will have impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	Option relates to employment and residential uses. 15% increase may or may not be needed.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic	0	Option relates to employment	

Structure		and residential uses. 15% increase may or may not be needed.	

How to define 'materially larger' in relation to a replacement building in the same use.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 4th bullet which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: … the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces".

Option B – include a criteria based policy

Set out a series of criteria against which replacement buildings can be assessed. Decision makers will need to make a judgement about whether an extension is materially larger taking account of the criteria.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Restricts size of replacement buildings.	
2. Health	0	No impact on health.	
3. Heritage and Design	?	Unknown impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	Impact if visual amenity is included as criterion then the policy ensures no harm to visual amenity.	Include visual amenity as criterion.
8. Natural Resources	0	Criteria could consider amount of greenfield land lost.	Include as criterion.
9. Flooding	0	Criteria could take account of level of flood risk.	Include as criterion.
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	+	Where relates to employment uses, can take needs of business into account.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	+	Where relates to employment uses, can take needs of business into account.	

How to define 'materially larger' in relation to a replacement building in the same use.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 4th bullet which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: … the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces".

Option C – no policy (do nothing)
Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Restricts size of replacement buildings.	
2. Health	0	No impact on health.	
3. Heritage and Design	?	Unknown impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	?	Unknown impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Unknown impact on land available for development or infrastructure.	

How to approach the reuse/replacement of buildings in the Green Belt when not in the same use.

Reason – to provide guidance on National Planning Policy Framework paragraph 90 4th bullet ("Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: ... the re-use of buildings provided that the buildings are of permanent and substantial construction; ...") and to avoid loophole i.e. appropriate development being converted to inappropriate use shortly after being built.

Option A – include a time period policy

Include a policy to require that buildings granted for appropriate uses must be used for a period of at least 10 years prior to reuse/redevelopment for inappropriate uses i.e. the period it would need to be genuinely used for.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	--	Restricts scope for new houses in the Green Belt.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No change to reuse of existing building. Depends on design of replacement building.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	Relates to time period so no change.	
7. Landscape	0	No change with visual amenity.	
8. Natural Resources	0	No reference as to whether the use is more intensive.	
9. Flooding	0	A replacement or change of use of building = no impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	-	Building likely to be in an unaccessible location.	
13. Employment	?	Depends on how restrictive policy is.	
14. Innovation	?	Unknown impact on qualifications or type of jobs.	
15. Economic Structure	--	Policy restricts scope for employment uses in the Green Belt.	

How to approach the reuse/replacement of buildings in the Green Belt when not in the same use.

Reason – to provide guidance on National Planning Policy Framework paragraph 90 4th bullet ("Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: ... the re-use of buildings provided that the buildings are of permanent and substantial construction; ...") and to avoid loophole i.e. appropriate development being converted to inappropriate use shortly after being built.

Option B – include a criteria based policy

Set out a series of criteria against which the reuse/redevelopment of buildings is to be judged. Proposals which do not comply with the majority of the criteria are considered to not preserve the openness of the countryside and are therefore inappropriate in the Green Belt but could be granted if there are 'special circumstances'.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Less restrictive than option A as assess against a range of criteria.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No change to reuse of existing building. Depends on design of replacement building.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	More restricted on location.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	-	Less restrictive than option A.	

How to approach the reuse/replacement of buildings in the Green Belt when not in the same use.

Reason – to provide guidance on National Planning Policy Framework paragraph 90 4th bullet ("Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: ... the re-use of buildings provided that the buildings are of permanent and substantial construction; ...") and to avoid loophole i.e. appropriate development being converted to inappropriate use shortly after being built.

Option C – no policy (do nothing)

Rely on the National Planning Policy Framework and case law.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Existing building that is changing its use to residential.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No change to reuse of existing building. Depends on design of replacement building.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	-	Does not restrict so may have negative impact.	
7. Landscape	-	Does not restrict so may have negative impact.	
8. Natural Resources	-	Does not restrict so may have negative impact.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	-	Building likely to be in an unaccessible location.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	+	Existing building that is changing its use to employment.	

Approach to infill boundaries.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 5th and 6th bullets which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: … limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

Option A – include a policy

Include a policy to define limited infilling as the development of small gaps within the wider development or village of no more than xx square metres or xx dwellings. Anything larger or not part of a gap is therefore inappropriate development in the Green Belt.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	Limited infill will increase the range of housing.	
2. Health	0	No change in access to health services.	
3. Heritage and Design	-	Consider linkages with Conservation Area boundaries.	Heritage policies will aid protection.
4. Crime	0	No impact on crime	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	+	Could help exclude important areas and open space.	
7. Landscape	+	Could help exclude important areas and open space.	
8. Natural Resources	-	Will not prevent the loss of greenfield land.	
9. Flooding	-	May impact on flood risk.	Need separate policies on flood risk.
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	+	Will use existing transport infrastructure and increase access to services (if there are any).	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or	

		type of jobs.	
15. Economic Structure	++	Will provide land and building for business use.	

Approach to infill boundaries.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 5th and 6th bullets which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: … limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

> ### Option B – include a criteria based policy
>
> Set out a series of criteria against which planning applications for 'infill' type development can be assessed to establish if they are infill and are limited.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Depends on proposals, will increase the range of housing.	
2. Health	0	No change in access to health services.	
3. Heritage and Design	-	Consider linkages with Conservation Area boundaries.	Heritage policies will aid protection.
4. Crime	0	No impact on crime	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	+	Could help exclude important areas and open space.	
7. Landscape	+	Could help exclude important areas and open space.	
8. Natural Resources	-	Will not prevent the loss of greenfield land.	
9. Flooding	-	May impact on flood risk.	Need separate policies on flood risk.
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	+	Will use existing transport infrastructure and increase access to services (if there are any).	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic	+	Depends on proposals, will	

Structure		provide land and building for business use.	

Approach to infill boundaries.

Reason – to provide guidance on National Planning Policy Framework paragraph 89 5th and 6th bullets which states "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: … limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development."

Option C – no policy (do nothing)
Rely on the National Planning Policy Framework and judgements as to whether proposals constitute 'infilling' and are 'limited'.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Does not mean it will not provide housing.	
2. Health	0	No change in access to health services.	
3. Heritage and Design	0	Dependent on circumstances.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	-	Will not prevent the loss of greenfield land.	
9. Flooding	-	May impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	+	Does not mean it will not provide land and building for business use.	

Whether to identify 'safeguarded land'.

Reason – to accord with National Planning Policy Framework paragraph 85 3rd bullet ("When defining boundaries, local planning authorities should: … where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period; ...") and respond to paragraph 117 of the Inspector's Report on the Aligned Core Strategies ("On safeguarding, it would be appropriate for the Councils to identify such land in their Part 2 Local Plans to achieve a degree of flexibility in meeting future development needs and postpone the need for further Green Belt reviews").

Option A – include a policy
Include a policy to identify safeguarded land.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply – area is not allocated for housing.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure during the plan period.	
7. Landscape	0	No impact to character and amenity during the plan period.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes during the plan period.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Whether to identify 'safeguarded land'.

Reason – to accord with National Planning Policy Framework paragraph 85 3rd bullet ("When defining boundaries, local planning authorities should: … where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period; ...") and respond to paragraph 117 of the Inspector's Report on the Aligned Core Strategies ("On safeguarding, it would be appropriate for the Councils to identify such land in their Part 2 Local Plans to achieve a degree of flexibility in meeting future development needs and postpone the need for further Green Belt reviews").

Option B – no policy (do nothing)
No safeguarded land.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply – area is not allocated for housing.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure during the plan period.	
7. Landscape	0	No impact to character and amenity during the plan period.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes during the plan period.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Approach to rural workers dwellings.

Reason – to address gap left by loss of Planning Policy Statement 7 Annex A and provide guidance on National Planning Policy Framework paragraph 55 1st bullet which states "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. ... Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: ... the essential need for a rural worker to live permanently at or near their place of work in the countryside".

Option A – include a policy

Include a policy to identify different types of rural workers (non–exclusive) and adapt Planning Policy Statement 7 Annex A criteria into Gedling specific policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Will provide housing for rural workers. Provides more certainty when granting permission.	
2. Health	0	No change in access to health services.	
3. Heritage and Design	0	Neutral impact on local character.	
4. Crime	+	Could help reduce crime on site.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	Will have direct and indirect impacts.	
7. Landscape	0	Will have direct and indirect impacts.	
8. Natural Resources	-	Likely to lead to loss of greenfield land.	
9. Flooding	-	May increase impact on flood risk.	Need separate policies on flood risk.
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	-	Sustainable working practices.	
13. Employment	+	May reduce unemployment.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	++	Will provide buildings for business use.	

Approach to rural workers dwellings.

Reason – to address gap left by loss of Planning Policy Statement 7 Annex A and provide guidance on National Planning Policy Framework paragraph 55 1st bullet which states "To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. ... Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as: ... the essential need for a rural worker to live permanently at or near their place of work in the countryside".

Option B – no policy (do nothing)
Rely on the National Planning Policy Framework and case law.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Will provide housing for rural workers.	
2. Health	0	No change in access to health services.	
3. Heritage and Design	0	Neutral impact on local character.	
4. Crime	+	Could help reduce crime on site.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	Will have direct and indirect impacts.	
7. Landscape	0	Will have direct and indirect impacts.	
8. Natural Resources	-	Likely to lead to loss of greenfield land.	
9. Flooding	-	May increase impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	-	Sustainable working practices.	
13. Employment	+	May reduce unemployment.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	+	Will provide buildings for business use.	

Natural Environment

How to assess, enhance and protect locally significant Green Infrastructure.

Reason – to meet guidance in National Planning Policy Framework paragraph 117 and 118 and Aligned Core Strategy Policy 16. Evidence to the Aligned Core Strategy confirms the Council's intention to include designation of non strategic sites will be produced in the Local Planning Document.

Option A – include a policy
Include a policy to protect local Green Infrastructure (i.e. non strategic sites) and designate them on the Policies Map (Proposals Map).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	+	Greater activity. Benefit to health and wellbeing. Protecting what is there already and policy to enhance.	
3. Heritage and Design	+	Depends on whether identify valued landscape as Green Infrastructure. Access to local heritage.	
4. Crime	?	Unknown impact on crime.	
5. Social	+	Satisfaction in community activities. Improve access.	
6. Environment, Biodiversity and Green Infrastructure	++	Positive impact on Green Infrastructure. Opportunity to protect geological environment.	
7. Landscape	++	Positive impact on visual amenity. Potential to improve landscape character.	
8. Natural Resources	+	Not improving water quality but protecting adjoining habitat. Will protect greenfield land and possible agricultural land.	
9. Flooding	+	Potential for sustainable drainage systems. Areas for flood protection can be Green Infrastructure. Protect from development.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	+	Green Infrastructure can provide habitat for wildlife to move in response to climate change. Retaining green sites to possible prevent climate change. Tree	

		planting in urban heat islands reduces climate change.	
12. Transport	+	Positive impact on walking/cycle routes.	
13. Employment	?	Unknown impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Unknown impact on land available for development or infrastructure.	

Natural Environment

How to assess, enhance and protect locally significant Green Infrastructure.

Reason – to meet guidance in National Planning Policy Framework paragraph 117 and 118 and Aligned Core Strategy Policy 16. Evidence to the Aligned Core Strategy confirms the Council's intention to include designation of non strategic sites will be produced in the Local Planning Document.

Option B – do nothing
Aligned Core Strategy protects strategic Green Infrastructure only.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No change.	
3. Heritage and Design	0	No change.	
4. Crime	0	No change.	
5. Social	0	No change.	
6. Environment, Biodiversity and Green Infrastructure	0	Not identifying Green Infrastructure. Reliant on Aligned Core Strategy policy.	
7. Landscape	0	No change..	
8. Natural Resources	0	No change.	
9. Flooding	0	No change.	
10. Waste	0	No change.	
11. Energy and Climate Change	0	No change.	
12. Transport	0	No change.	
13. Employment	0	No change.	
14. Innovation	0	No change.	
15. Economic Structure	0	No change.	

Open Space

How to provide new open space, sports and recreational facilities and new provision based on up-to-date assessment.

Reason – to address paragraph 73 of National Planning Policy Framework. Policy 16 of the Aligned Core Strategy refers to increasing the quality of open spaces and increasing the percentage of population with access to Green Infrastructure assets.

Option A – include a policy
Include a policy based on existing Replacement Local Plan Policy R3 to require the provision of 10% open space to serve new residential development.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	++	10% allows flexibility with regards to how land is used.	
3. Heritage and Design	0	No impact on existing heritage. Possible benefit of new village greens. Ensure new open space reflects local context.	Policies to protect existing heritage.
4. Crime	+	Provides diversionary activity.	Ensure design minimise anti-social behaviour.
5. Social	++	Will protect and enhance existing cultural assets. Improve access to and encourage community activities and improve ethnic and intergenerational relations.	
6. Environment, Biodiversity and Green Infrastructure	++	Provides new open space.	
7. Landscape	+	Depends on policy wording and design.	Criteria to ensure fits in with landscape.
8. Natural Resources	0	Provision of new open space. It's the 'protection' that protects greenfield from development.	
9. Flooding	+	May include sustainable drainage systems.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	+	Provision open space helps prevent climate change.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	0	No impact on range of	

		jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to provide new open space, sports and recreational facilities and new provision based on up-to-date assessment.

Reason – to address paragraph 73 of National Planning Policy Framework. Policy 16 of the Aligned Core Strategy refers to increasing the quality of open spaces and increasing the percentage of population with access to Green Infrastructure assets.

Option B – include a policy (different percentages for different types)

Provide different percentages for other types of open space based on local needs e.g. open space, allotments, sport pitches, parks, playing area, landscaping etc.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	++	Setting percentage could be less flexible but impact unknown.	
3. Heritage and Design	0	No impact on existing heritage. Possible benefit of new village greens. Ensure new open space reflects local context.	Policies to protect existing heritage.
4. Crime	+	Provides diversionary activity.	Ensure design minimise anti-social behaviour.
5. Social	++	Will protect and enhance existing cultural assets. Improve access to and encourage community activities and improve ethnic and intergenerational relations.	
6. Environment, Biodiversity and Green Infrastructure	++	Include provision of new open space. Setting percentage could be less flexible but impact unknown.	
7. Landscape	+	Depends on policy wording and design.	Criteria to ensure fits in with landscape.
8. Natural Resources	0	Include provision of new open space. It's the 'protection' that protects greenfield from development.	
9. Flooding	+	May include sustainable drainage systems.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	+	Provision of different types of open space help prevent climate change.	
12. Transport	?	Unknown impact on transport	

		network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to protect open space (and deal with deficiencies).

Reason – Aligned Core Strategy Policy 16. Evidence for the Aligned Core Strategy confirms the Council's intention to set out detailed policy in the Local Planning Document, Open Space Supplementary Planning Document and Leisure documents.

Option A – include a policy
Include a policy based on existing Replacement Local Plan Policies R1 and R2 to protect existing open space.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No change to opportunities for recreational physical activity.	
3. Heritage and Design	0	No change to local character.	Use open space to enhance heritage assets.
4. Crime	0	No change to crime.	
5. Social	+	Protection of open space which would not discourage community activities.	
6. Environment, Biodiversity and Green Infrastructure	+	Will improve quality of existing open space.	
7. Landscape	+	Positive impact on visual amenity.	
8. Natural Resources	+	Prevents loss of greenfield land for development.	
9. Flooding	+	Includes protection of sustainable drainage systems.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	+	Scope for renewable energy schemes as part of open space.	
12. Transport	0	Existing facilities so no increased accessibility to services/facilities.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to protect open space (and deal with deficiencies).

Reason – Aligned Core Strategy Policy 16. Evidence for the Aligned Core Strategy confirms the Council's intention to set out detailed policy in the Local Planning Document, Open Space Supplementary Planning Document and Leisure documents.

Option B – no policy (do nothing)
Use Aligned Core Strategy Policy 16.4 and refer to the Policies Map (Proposals Map) incorporating Green Infrastructure.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	-	Reduced opportunities for recreational physical activity.	
3. Heritage and Design	-	No protection of open space so impact on local character.	
4. Crime	-	Loss of open space could result in loss of diversionary activities.	
5. Social	-	Reduced opportunities for community activities.	
6. Environment, Biodiversity and Green Infrastructure	-	No protection of open space could mean loss of greenfield land to development.	
7. Landscape	-	No protection of open space could mean loss of greenfield land to development.	
8. Natural Resources	-	No protection of open space could mean loss of greenfield land to development.	
9. Flooding	-	No protection of open space so increase risk of flood.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Heritage

How to identify and protect non-designated heritage assets i.e. a local interest list.

Reason – to allow National Planning Policy Framework paragraph 135 to be addressed with more certainty (as recommended by English Heritage). Paragraph 135 states "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significant of the heritage asset".

Option A – include a policy

Include criteria to identify assets and include policy to assess development against.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	++	Meets the purpose of option.	
4. Crime	0	No impact on crime.	
5. Social	+	Heritage assets not necessarily cultural assets, but could be.	
6. Environment, Biodiversity and Green Infrastructure	+	Heritage assets not necessarily environment/Green Infrastructure etc, but could be.	
7. Landscape	+	Could include landscape.	
8. Natural Resources	+	Reuse of existing heritage assets uses less raw materials than building new facilities.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	-	Heritage assets won't improve energy efficiency of buildings.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to identify and protect non-designated heritage assets i.e. a local interest list.

Reason – to allow National Planning Policy Framework paragraph 135 to be addressed with more certainty (as recommended by English Heritage). Paragraph 135 states "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significant of the heritage asset".

Option B – no policy (do nothing)
Identify assets on an ad–hoc basis and rely on the National Planning Policy Framework and the Aligned Core Strategy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	+	Designated on an ad-hoc basis. Rely on National Planning Policy Framework and Aligned Core Strategy.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to protect designated heritage assets.

Reason – recommended by English Heritage to provide further local detail to protect designated heritage assets.

Option A – include a policy
Include a policy to state that development which harms significance will not be acceptable unless robustly justified and to set out how harm will be assessed.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	++	Meets the purpose of option.	
4. Crime	0	No impact on crime.	
5. Social	+	Heritage assets not necessarily cultural assets, but could be.	
6. Environment, Biodiversity and Green Infrastructure	+	Heritage assets not necessarily environment/Green Infrastructure etc, but could be.	
7. Landscape	+	Could include landscape.	
8. Natural Resources	+	Reuse of existing heritage assets uses fewer raw materials than building new facilities.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	-	Heritage assets won't improve energy efficiency of buildings.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to protect designated heritage assets.

Reason – recommended by English Heritage to provide further local detail to protect designated heritage assets.

Option B – no policy (do nothing)

Rely on National Planning Policy Framework paragraphs 132 to 134 which provide guidance on how to consider the impact of a proposed development on the significance of a designated heritage asset.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	+	Rely on National Planning Policy Framework and Aligned Core Strategy.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Design

How to guide the density of residential development.

Reason – to provide guidance on National Planning Policy Framework paragraph 59 ("Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or details and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally"), Aligned Core Strategy Policy 8.4 and Aligned Core Strategy Policy 10.2c ("Development will be assessed in terms of its treatment of the following elements: … c) density and mix".)

Option A – include a policy
Include a policy to set a requirement for 30 dwellings per hectare with a higher target in areas close to shops and public transport.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	?	Impact on range of housing depends on density of surrounding area i.e. whether contrasting.	
2. Health	?	Unknown impact on health.	
3. Heritage and Design	-	Neutral impact if surrounding density is 30dph. Otherwise negative impact as wont reflect local character.	
4. Crime	?	Unknown impact on crime.	
5. Social	?	Unknown impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Unknown impact on biodiversity or Green Infrastructure.	
7. Landscape	?	Unknown impact on character and amenity.	
8. Natural Resources	+	Higher densities across the Borough so prevents the loss of more greenfield land to development.	
9. Flooding	?	Unknown impact on flooding.	
10. Waste	?	Unknown impact on waste recovery.	
11. Energy and Climate Change	?	Unknown impact on renewable energy or impact on efficiency.	
12. Transport	++	Higher density close to services/facilities = reduce car journeys.	

13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to guide the density of residential development.

Reason – to provide guidance on National Planning Policy Framework paragraph 59 ("Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or details and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally"), Aligned Core Strategy Policy 8.4 and Aligned Core Strategy Policy 10.2c ("Development will be assessed in terms of its treatment of the following elements: … c) density and mix".)

Option B – different densities in different areas
Include a policy which sets a different density in different areas to reflect existing density of that area.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	?	Different range of housing depends on different density in different areas.	
2. Health	?	Unknown impact on health.	
3. Heritage and Design	++	Will reflect local character.	
4. Crime	?	Unknown impact on crime.	
5. Social	?	Unknown impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Unknown impact on biodiversity or Green Infrastructure.	
7. Landscape	?	Unknown impact on character and amenity.	
8. Natural Resources	?	Unknown impact on water or air pollution.	
9. Flooding	?	Unknown impact on flood risk.	
10. Waste	?	Unknown impact on waste recovery.	
11. Energy and Climate Change	?	Unknown impact on renewable energy or impact on efficiency.	
12. Transport	?	Depends on different density in different areas.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to guide the density of residential development.

Reason – to provide guidance on National Planning Policy Framework paragraph 59 ("Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or details and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally"), Aligned Core Strategy Policy 8.4 and Aligned Core Strategy Policy 10.2c ("Development will be assessed in terms of its treatment of the following elements: … c) density and mix".)

Option C – No policy (do nothing)
Rely on the National Planning Policy Framework and the Aligned Core Strategy and determine density on a case by case basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Results in control over density on case by case basis.	
2. Health	?	Unknown impact on health – depends on location of site.	
3. Heritage and Design	+	Density does not have to reflect existing density.	
4. Crime	?	Unknown impact on crime.	
5. Social	?	Unknown impact on social – depends on location of site.	
6. Environment, Biodiversity and Green Infrastructure	?	Unknown impact on biodiversity or Green Infrastructure – depends on location of site.	
7. Landscape	?	Unknown impact on character and amenity – depends on location of site.	
8. Natural Resources	+	Some control over density for future proposals so scope to increase to protect greenfield loss.	
9. Flooding	?	Unknown impact on flood risk – depends on location of site.	
10. Waste	?	Unknown impact on waste recovery.	
11. Energy and Climate Change	?	Unknown impact on renewable energy or impact on efficiency.	
12. Transport	+	Some control over density so could have higher density close to facilities/services.	
13. Employment	0	No impact on range of jobs/business activity.	

14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to promote distinctiveness and reinforce local valued characteristics.

Reason - to provide guidance on National Planning Policy Framework paragraph 60 ("Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness") and Aligned Core Strategy Policy 10.1 and 10.2.

Option A – include a detailed policy
Include a detailed policy setting out the different design requirements for different parts of the Borough.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	++	Will respect, maintain and strengthen the local character and distinctiveness.	
4. Crime	0	Design is separate from crime prevention – focusing on built environment.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	?	Unknown impact on character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	?	Unknown impact on renewable energy or impact on efficiency.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Unknown impact on land available for development or infrastructure.	

How to promote distinctiveness and reinforce local valued characteristics.

Reason - to provide guidance on National Planning Policy Framework paragraph 60 ("Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness") and Aligned Core Strategy Policy 10.1 and 10.2.

Option B – include a policy with guidance

Rely on Aligned Core Strategy Policy 10 and Building For Life 12 and also provide non–statutory guidance to inform developers about different requirements in different areas.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	++	Will respect, maintain and strengthen the local character and distinctiveness.	
4. Crime	0	Design is separate from crime prevention – focusing on built environment.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	?	Unknown impact on character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	?	Unknown impact on renewable energy or impact on efficiency.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Unknown impact on land available for development or infrastructure.	

How to promote distinctiveness and reinforce local valued characteristics.

Reason - to provide guidance on National Planning Policy Framework paragraph 60 ("Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness") and Aligned Core Strategy Policy 10.1 and 10.2.

Option C – no policy (do nothing)

Rely on the National Planning Policy Framework and Aligned Core Strategy Policy 10.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	+	Will contribute to respect, maintain and strengthen the local character and distinctiveness.	
4. Crime	0	Design is separate from crime prevention – focusing on built environment.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	?	Unknown impact on character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	?	Unknown impact on renewable energy or impact on efficiency.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Unknown impact on land available for development or infrastructure.	

How to ensure that development functions well and is safe, accessible and inclusive.

Reason – to provide guidance on National Planning Policy Framework paragraph 58 ("Planning policies and decisions should aim to ensure that developments: … create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion") and Aligned Core Strategy Policy 10.1 ("All new development should be designed to: ... b) create an attractive, safe, inclusive and healthy environment").

Option A – include a criteria based policy
Include a policy that supports the use of Building For Life 12 along with additional general criteria for non–residential development.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	+	Benefits from Building For Life quality of life and possibly access to recreation activity.	
3. Heritage and Design	+	Although recognise that not always appropriate to reflect local historic character.	
4. Crime	++	Important element of Building For Life.	
5. Social	+	Important element of Building For Life.	
6. Environment, Biodiversity and Green Infrastructure	+	Important element of Building For Life.	
7. Landscape	0	Building For Life about site itself rather than context.	
8. Natural Resources	++	Important element of Building For Life, especially promoting use of sustainable design.	
9. Flooding	+	Addressed by Building For Life but not important element.	
10. Waste	+	Possibly reduce waste per head and increase recycling per head.	
11. Energy and Climate Change	++	Will improve energy efficiency of new buildings, use of renewable energy and support development of community energy systems. Also ensure that buildings deal with future changes in climate.	
12. Transport	+	Layout encourages alternative modes of transport.	

13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to ensure that development functions well and is safe, accessible and inclusive.

Reason – to provide guidance on National Planning Policy Framework paragraph 58 ("Planning policies and decisions should aim to ensure that developments: … create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion") and Aligned Core Strategy Policy 10.1 ("All new development should be designed to: ... b) create an attractive, safe, inclusive and healthy environment").

Option B – no policy (do nothing)

Rely on the National Planning Policy Framework and Aligned Core Strategy Policy 10.1.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	?	Unknown impact on health.	
3. Heritage and Design	?	Unknown impact on local character.	
4. Crime	+	Covered by National Planning Policy Framework and Aligned Core Strategy.	
5. Social	?	Unknown impact on social.	
6. Environment, Biodiversity and Green Infrastructure	+	Covered by National Planning Policy Framework and Aligned Core Strategy.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	+	Covered by National Planning Policy Framework and Aligned Core Strategy.	
9. Flooding	+	Covered by National Planning Policy Framework and Aligned Core Strategy.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	+	Covered by National Planning Policy Framework and Aligned Core Strategy.	
12. Transport	+	Covered by National Planning Policy Framework and Aligned Core Strategy.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to protect residential gardens from inappropriate development.

Reason – to provide guidance on National Planning Policy Framework paragraph 53 ("Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area") and to address local concerns.

Option A – include a Borough wide policy

Include a policy that sets out that the subdivision/loss of residential gardens for additional dwellings will be permitted where no more than 50% of the existing garden would be lost.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	Borough wide restriction on location of new dwellings – may result in retention of unfit homes.	
2. Health	0	No change in access to health services or recreational.	
3. Heritage and Design	+	Retain existing local character. No impact on historic environment.	
4. Crime	?	Unknown impact on crime.	
5. Social	?	Unknown impact on social.	
6. Environment, Biodiversity and Green Infrastructure	++	Protecting all gardens.	
7. Landscape	?	Unknown impact on character and amenity.	
8. Natural Resources	++	Protecting all gardens (greenfield land), from being lost completely.	
9. Flooding	++	Protecting all gardens (greenfield land), from being lost completely.	
10. Waste	?	Unknown impact on waste recovery.	
11. Energy and Climate Change	?	Unknown impact on renewable energy or impact on efficiency.	
12. Transport	-	Limits number of houses in existing built up areas.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Unknown impact on land available for development or	

		infrastructure.	

How to protect residential gardens from inappropriate development.

Reason – to provide guidance on National Planning Policy Framework paragraph 53 ("Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area") and to address local concerns.

Option B – include a certain parts of Borough policy

Identify certain parts of the Borough where garden redevelopment is inappropriate (or appropriate).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Choices of parts of Borough identified so will take into account impacts on range of housing.	
2. Health	0	No change in access to health services or recreational open spaces.	
3. Heritage and Design	++	Not protecting gardens that don't need to be protected. May be circumstances where loss of garden strengthens local character.	
4. Crime	?	Unknown impact on crime.	
5. Social	?	Unknown impact on social.	
6. Environment, Biodiversity and Green Infrastructure	+	Allowing development in gardens in some parts of Borough.	
7. Landscape	?	Unknown impact on character and amenity.	
8. Natural Resources	+	Allowing development in gardens in some parts of Borough.	
9. Flooding	+	Allowing development in gardens in some parts of Borough.	Look at areas with flood risk problem and protect.
10. Waste	?	Unknown impact on waste recovery.	
11. Energy and Climate Change	?	Unknown impact on renewable energy or impact on efficiency.	
12. Transport	-	Restricting development in existing built up areas.	Look at areas that restrict – exclude urban areas rear to services.
13. Employment	0	No impact on range of jobs/business activity.	

14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Unknown impact on land available for development or infrastructure.	

How to protect residential gardens from inappropriate development.

Reason – to provide guidance on National Planning Policy Framework paragraph 53 ("Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area") and to address local concerns.

Option C – no policy (do nothing)
No policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	?	Site by site basis – unable to make general assessment.	
2. Health	0	No change in access to health services or recreational open spaces.	
3. Heritage and Design	?	Unknown impact on local character – depends on location of site.	
4. Crime	?	Unknown impact on crime.	
5. Social	?	Unknown impact on social – depends on location of site.	
6. Environment, Biodiversity and Green Infrastructure	?	Depends on location of site.	
7. Landscape	?	Unknown impact on character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	?	Unknown impact on flood risk.	
10. Waste	?	Unknown impact on waste recovery.	
11. Energy and Climate Change	?	Unknown impact on renewable energy or impact on efficiency.	
12. Transport	?	Unknown impact on transport network or modes – depends on location of site.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Site by site basis – unable to make general assessment.	

Approach to amenity of adjacent properties.

Reason – to provide clarity on amenity and replace Replacement Local Plan Policy ENV1 (b) which is often used in determining planning applications. Policy ENV1 (b) states "Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria:- ... (b) it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated".

Option A – include a policy

Include a policy to expand on amenity (not just residential).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	+	Take account of wellbeing, light, overshadowing, noise, views etc.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	?	Unknown impact on crime.	
5. Social	?	Unknown impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	?	Unknown impact on renewable energy or impact on efficiency.	
12. Transport	-	Restricts location of development if amenity policy in place.	
13. Employment	-	Restricts location of development if amenity policy in place.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	-	Restricts location of development if amenity policy in place.	

Approach to amenity of adjacent properties.

Reason – to provide clarity on amenity and replace Replacement Local Plan Policy ENV1 (b) which is often used in determining planning applications. Policy ENV1 (b) states "Planning permission will be granted for development provided it is in accordance with other Local Plan policies and the proposals meet the following criteria:- ... (b) it would not have a significant adverse effect on the amenities of adjoining occupiers or the locality in general, by reason of the level of activities on the site or the level of traffic generated".

Option B – no policy (do nothing)

No policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	?	Unknown impact on health.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	?	Unknown impact on crime.	
5. Social	?	Unknown impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	?	Unknown impact on renewable energy or impact on efficiency.	
12. Transport	+	No restriction on location of future development so can maximise accessibility to services and facilities.	
13. Employment	+	No restriction on location of new employment development.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Housing

Should we review the current threshold of 15 dwellings for request for affordable housing.

Reason – consultation response indicates we should change the current threshold which seeks the provision of affordable housing on sites of 15 dwellings or greater (as set out in the Affordable Housing Supplementary Planning Document).

Option A – use higher threshold
Use higher threshold (e.g. 20 dwellings).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	-	More sites will fall below threshold so less affordable housing.	
2. Health	-	Less social housing therefore more people living in private rented, where worst housing conditions are found.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	If higher density, then better use of existing transport in urban area.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Should we review the current threshold of 15 dwellings for request for affordable housing.

Reason – consultation response indicates we should change the current threshold which seeks the provision of affordable housing on sites of 15 dwellings or greater (as set out in the Affordable Housing Supplementary Planning Document).

Option B – do nothing

Use current threshold i.e. 15 dwellings.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No change. Will continue to provide affordable housing on sites of 15 dwellings.	
2. Health	0	Neutral.	
3. Heritage and Design	0	Neutral.	
4. Crime	0	Neutral.	
5. Social	0	Neutral.	
6. Environment, Biodiversity and Green Infrastructure	0	Neutral.	
7. Landscape	0	Neutral.	
8. Natural Resources	0	Neutral.	
9. Flooding	0	Neutral.	
10. Waste	0	Neutral.	
11. Energy and Climate Change	0	Neutral.	
12. Transport	0	Neutral.	
13. Employment	0	Neutral.	
14. Innovation	0	Neutral.	
15. Economic Structure	0	Neutral.	

Should we review the current threshold of 15 dwellings for request for affordable housing.

Reason – consultation response indicates we should change the current threshold which seeks the provision of affordable housing on sites of 15 dwellings or greater (as set out in the Affordable Housing Supplementary Planning Document).

Option C – use lower threshold
Use lower threshold (e.g. 10 dwellings).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	--	Would catch more small developments, deterring investment and regeneration and leading to more viability challenge.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to ensure a mix of housing.

Reason – to provide guidance on National Planning Policy Framework paragraph 50 which states "... Local planning authorities should: plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community...; identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand". Evidence for the Aligned Core Strategy confirms more detailed guidance on approaches to housing mix will be considered in the Local Planning Document.

Option A – include a policy
Include a policy to ensure a mix of housing i.e. different types of housing based on demographic and market trends and the need of different groups.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	Potential to push bungalows and high quality "downsizing" housing in certain areas addressing market failure.	
2. Health	?	Site by site impact – unable to make general assessment.	
3. Heritage and Design	0	Neutral impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	+	Potential to improve intergenerational relations and more engagement in community activities.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	Potential to improve accessibility but site specific.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to ensure a mix of housing.

Reason – to provide guidance on National Planning Policy Framework paragraph 50 which states "... Local planning authorities should: plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community...; identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand". Evidence for the Aligned Core Strategy confirms more detailed guidance on approaches to housing mix will be considered in the Local Planning Document.

Option B – no policy (do nothing)
Use the National Planning Policy Framework and Aligned Core Strategy Policy 8 on site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Will continue to provide a range of housing.	
2. Health	?	Site by site impact – unable to make general assessment.	
3. Heritage and Design	0	Neutral impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

What approach should be taken on 'new homes space standards'.

Reason – Aligned Core Strategy Policy 8. The Government's Housing Standards Review is currently out on consultation (closes on 7 November 2014). The consultation document states Government intending to develop a nationally described space standard to offer a consistent set of requirements. Local authorities not required to adopt a space standard and where they choose to do so it should be nationally described space standard. If local authorities wish to adopt a policy they will need to assess and evidence the impact and effect of policy on development in their area which includes local need, viability, affordability and timing.

Option A – include a minimum based policy

Includes minimum based policy on garden size, window distance, car park and bin storage. (NB: Assume there is a nationally described space standards in place, then floor space not included in this option.)

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	May restrict number of homes on site due to garden size.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	+	External requirement have potential to create bigger gardens, more feeling of open space, more biodiversity.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

What approach should be taken on 'new homes space standards'.

Reason – Aligned Core Strategy Policy 8. The Government's Housing Standards Review is currently out on consultation (closes on 7 November 2014). The consultation document states Government intending to develop a nationally described space standard to offer a consistent set of requirements. Local authorities not required to adopt a space standard and where they choose to do so it should be nationally described space standard. If local authorities wish to adopt a policy they will need to assess and evidence the impact and effect of policy on development in their area which includes local need, viability, affordability and timing.

Option B – no policy (do nothing)

Use the National Planning Policy Framework and Aligned Core Strategy Policy 8 on site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No change.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

What approach should be taken on 'new homes space standards'.

Reason – Aligned Core Strategy Policy 8. The Government's Housing Standards Review is currently out on consultation (closes on 7 November 2014). The consultation document states Government intending to develop a nationally described space standard to offer a consistent set of requirements. Local authorities not required to adopt a space standard and where they choose to do so it should be nationally described space standard. If local authorities wish to adopt a policy they will need to assess and evidence the impact and effect of policy on development in their area which includes local need, viability, affordability and timing.

Option C – include a national space standards policy
Use nationally described space standards (when adopted).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Reduced housing need caused by overcrowding.	
2. Health	+	Improvement to physical and mental wellbeing by having more space in the home.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	+	Potential for intergenerational families to live together more easily, particular benefit to some ethnic communities.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to ensure that new homes are 'adaptable'.

Reason – Aligned Core Strategy Policy 8. The Government's Housing Standards Review is currently out on consultation (closes on 7 November 2014). Subject to Parliamentary approval of amendments to the Building Act 1984, the Building Regulations will be amended to include optional requirements which set out alternative provisions for accessibility and adaptability to help meet the needs of older and disabled people. If local authorities wish to adopt a policy to provide enhance accessibility or adaptability this will need to be based on housing needs assessment and taking into account other relevant factors which include likely future need for housing for older and disabled people, sizes and types to meet specifically evidenced needs, accessibility and adaptability of existing housing stock and overall impact on viability.

Option A – include a policy
Include a policy based on housing needs assessment and other factors listed in the Government's consultation document.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Will help people stay in their existing homes as they age and their mobility needs change.	
2. Health	+	Will reduce health inequalities by giving someone the option to stay in a home that meets their needs.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	+	Helps people stay in their home and avoid losing their independence by going into care.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	+	Producing employment demand	

		in carrying out the required adaptations in the future.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to ensure that new homes are 'adaptable'.

Reason – Aligned Core Strategy Policy 8. The Government's Housing Standards Review is currently out on consultation (closes on 7 November 2014). Subject to Parliamentary approval of amendments to the Building Act 1984, the Building Regulations will be amended to include optional requirements which set out alternative provisions for accessibility and adaptability to help meet the needs of older and disabled people. If local authorities wish to adopt a policy to provide enhance accessibility or adaptability this will need to be based on housing needs assessment and taking into account other relevant factors which include likely future need for housing for older and disabled people, sizes and types to meet specifically evidenced needs, accessibility and adaptability of existing housing stock and overall impact on viability.

Option B – no policy (do nothing)

Use the National Planning Policy Framework and Aligned Core Strategy Policy 8 on site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No change.	
2. Health	?	Unknown impact on health.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	?	Unknown impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

What approach should be taken on custom-build and self-build homes.

Reason – consultation response's preference for the use of the criteria based policy to assess custom-build and self-build homes.

Option A – include a criteria based policy
Include a criteria based policy for custom-build and self-build homes.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Provides individualised homes.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No change on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	+	Potential to encourage sustainable design and construction.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	+	More incentive to build your own home to higher efficiency standards.	
12. Transport	-	Potential for most applications to be in villages, with more car dependency.	Could be addressed by criteria.
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

What approach should be taken on custom-build and self-build homes.

Reason – consultation response's preference for the use of the criteria based policy to assess custom-build and self-build homes.

Option B – no policy (do nothing)

Use National Planning Policy Framework and Aligned Core Strategy on site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No change to current approach.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No change to local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Whether to guide development of elderly/retirement homes.

Reason – to provide guidance on Aligned Core Strategy Policy 8.3 which states "… consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an ageing population".

Option A – include a criteria based policy
Include a criteria based policy to encourage elderly/retirement homes.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Increases range of options for an aging population and rising number of people with dementia.	
2. Health	+	People in dedicated supported housing likely to have health needs identified quicker.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	+	Reduces fear of crime.	
5. Social	+	More range of choices for older people. More chance for social activities which would reduce loneliness and isolation.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	+	May have potential for more efficient communal utilities – combined heat and power, rainwater harvesting, heat recovery etc.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	+	Creates employment in care sector.	
14. Innovation	+	Lots of potential for innovation in care sector to meet a rising level of need.	
15. Economic	0	No impact on land available for	

Structure		development or infrastructure.	

Whether to guide development of elderly/retirement homes.

Reason – to provide guidance on Aligned Core Strategy Policy 8.3 which states "… consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an ageing population".

Option B – no policy (do nothing)
Use the National Planning Policy Framework and the Aligned Core Strategy on site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Still provides homes for aging population.	
2. Health	?	Unknown impact on health.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	?	Unknown impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	?	Unknown impact on range of jobs/business activity.	
14. Innovation	?	Unknown impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Whether to establish a threshold for allocating sites for housing.

Reason – question raised in the Issues and Options document.

Option A – 50 homes and over
Allocate sites of 50 homes and over.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Only larger sites specifically allocated for housing so scope for smaller sites to come forward for other uses. Less certainty over which sites come forward than option B. No impact on total number of homes allocated.	
2. Health	0	Neutral.	
3. Heritage and Design	0	Neutral.	
4. Crime	0	Neutral.	
5. Social	0	Neutral.	
6. Environment, Biodiversity and Green Infrastructure	0	Neutral.	
7. Landscape	0	Neutral.	
8. Natural Resources	0	Neutral.	
9. Flooding	0	Neutral.	
10. Waste	0	Neutral.	
11. Energy and Climate Change	0	Neutral.	
12. Transport	0	Neutral.	
13. Employment	0	Neutral.	
14. Innovation	0	Neutral.	
15. Economic Structure	0	Neutral.	

Whether to establish a threshold for allocating sites for housing.

Reason – question raised in the Issues and Options document.

Option B – 10 homes and over
Allocate sites of 10 homes and over.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	Provides greater certainty that sites come forward for housing as protected from development for other uses. No impact on total number of homes delivered.	
2. Health	0	Neutral.	
3. Heritage and Design	0	Neutral.	
4. Crime	0	Neutral.	
5. Social	0	Neutral.	
6. Environment, Biodiversity and Green Infrastructure	0	Neutral.	
7. Landscape	0	Neutral.	
8. Natural Resources	0	Neutral.	
9. Flooding	0	Neutral.	
10. Waste	0	Neutral.	
11. Energy and Climate Change	0	Neutral.	
12. Transport	0	Neutral.	
13. Employment	0	Neutral.	
14. Innovation	0	Neutral.	
15. Economic Structure	0	Neutral.	

Approach to rural exception sites.

Reason – to provide guidance on Aligned Core Strategy Policy 8. Evidence for Aligned Core Strategy confirms the needs studies will be undertaken for parishes below 3,000 residents where this is a desire for such parishes to accommodate rural exception housing.

Option A – include a policy
Include a policy for rural exception sites.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Could potentially lead to more affordable housing.	
2. Health	?	Site by site impact – depends on location of site.	
3. Heritage and Design	?	Site by site impact – depends on location of setting.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	-	More potential for negative impact than positive as tends to be on greenfield land.	
7. Landscape	-	More potential for negative impact than positive as tends to be on greenfield land.	
8. Natural Resources	-	Tends to be on greenfield land.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	-	Despite bus routes, living in rural areas require more car use.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Approach to rural exception sites.

Reason – to provide guidance on Aligned Core Strategy Policy 8. Evidence for Aligned Core Strategy confirms the needs studies will be undertaken for parishes below 3,000 residents where this is a desire for such parishes to accommodate rural exception housing.

Option B – no policy (do nothing)
No rural exception sites.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply – area is not allocated for rural exception housing.	
2. Health	0	Neutral.	
3. Heritage and Design	0	Neutral.	
4. Crime	0	Neutral.	
5. Social	0	Neutral.	
6. Environment, Biodiversity and Green Infrastructure	0	Neutral.	
7. Landscape	0	Neutral.	
8. Natural Resources	0	Neutral.	
9. Flooding	0	Neutral.	
10. Waste	0	Neutral.	
11. Energy and Climate Change	0	Neutral.	
12. Transport	0	Neutral.	
13. Employment	0	Neutral.	
14. Innovation	0	Neutral.	
15. Economic Structure	0	Neutral.	

Approach to empty homes/buildings into residential use.

Reason – to provide guidance on National Planning Policy Framework paragraph 51 which states "Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers".

Option A – include a policy

Include a policy to bring empty homes and buildings back into residential use.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Will encourage bringing properties back into use.	
2. Health	0	No change in access to health services.	
3. Heritage and Design	0	May improve the local character if existing building has been empty for years.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No change to biodiversity or Green Infrastructure as this relate to existing buildings.	
7. Landscape	0	No change to character and amenity as this relate to existing buildings.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	May have potential for renewable energy, depends on proposals.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Approach to empty homes/buildings into residential use.

Reason – to provide guidance on National Planning Policy Framework paragraph 51 which states "Local planning authorities should identify and bring back into residential use empty housing and buildings in line with local housing and empty homes strategies and, where appropriate, acquire properties under compulsory purchase powers".

Option B – no policy (do nothing)
No policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	Not preventing empty properties from being brought back into use.	
2. Health	0	No change in access to health services.	
3. Heritage and Design	0	May improve the local character if existing building has been empty for years.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No change to biodiversity or Green Infrastructure as this relate to existing buildings.	
7. Landscape	0	No change to character and amenity as this relate to existing buildings.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	May have potential for renewable energy, depends on proposals.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Approach to residential development on unallocated sites and conversion/ change of use to residential.

Reason – consultation response. There was significant support for continuing with the current approach of permitting residential development on unallocated sites (windfall sites).

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Option A – include a policy

Include a policy to permit residential development on unallocated sites and conversion/change of use to residential use.

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SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Will provides a range of housing depending on size of sites and buildings.	
2. Health	?	Site by site impact – depends on location of site.	
3. Heritage and Design	?	Site by site impact – depends on building or location of site.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Site by site impact – depends on location of site and type of land use.	
7. Landscape	?	Site by site impact – depends on location of site.	
8. Natural Resources	?	Site by site impact – depends on location of site.	
9. Flooding	?	Site by site impact – depends on location of site	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	?	Depends on proposals	
12. Transport	?	Site by site impact – depends on location of site.	
13. Employment	?	Site by site impact – depends on location of site and type of land use.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Site by site impact – depends on location of site and type of land use.	

Approach to residential development on unallocated sites and conversion/ change of use to residential.

Reason – consultation response. There was significant support for continuing with the current approach of permitting residential development on unallocated sites (windfall sites).

Option B – no policy (do nothing)
Use the National Planning Policy Framework and the Aligned Core Strategy on site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	If no policy, then presumption in favour of sustainable development will apply.	
2. Health	?	Site by site impact – depends on location of site.	
3. Heritage and Design	?	Site by site impact – depends on building or location of site.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Site by site impact – depends on location of site and type of land use.	
7. Landscape	?	Site by site impact – depends on location of site.	
8. Natural Resources	?	Site by site impact – depends on location of site.	
9. Flooding	?	Site by site impact – depends on location of site	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	?	Depends on proposals	
12. Transport	?	Site by site impact – depends on location of site.	
13. Employment	?	Site by site impact – depends on location of site and type of land use.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Site by site impact – depends on location of site and type of land use.	

Approach to residential extensions in non-Green Belt land.

Reason – there is a need for a policy on extensions outside the Green Belt.

Option A – include a policy

Include a policy for residential extensions in the built up area i.e. in non–Green Belt land.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	May restrict range of housing.	
2. Health	0	No change in access to health services.	
3. Heritage and Design	++	Allow the Council to manage impact for extensions on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Site by site impact. Extending into garden in the urban area but less development on greenfield land in the Green Belt.	
7. Landscape	?	Site by site impact – unable to make general assessment.	
8. Natural Resources	-	Impact on greenfield land is minimal.	
9. Flooding	-	Reducing soft areas for run off. Increasing hard surfacing in areas where already significant.	Could allow conditions on drainage to be imposed.
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Approach to residential extensions in non-Green Belt land.

Reason – there is a need for a policy on extensions outside the Green Belt.

Option B – no policy (do nothing)
Use the National Planning Policy Framework on site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Range of housing will be increased according to people needs if the Council does not have a policy more restrictive than the National Planning Policy Framework.	
2. Health	0	No change in access to health services.	
3. Heritage and Design	-	May lead to loss of control over design – uncontrolled impact on local character.	Need to build in criteria to protect.
4. Crime	0	No impact on crime.	
5. Social	+	Allowing more bigger extensions would allow multi-generation families to live together and care for older people.	
6. Environment, Biodiversity and Green Infrastructure	?	Site by site impact. Extending into garden in the urban area but less development on greenfield land in the Green Belt.	
7. Landscape	?	Site by site impact – unable to make general assessment.	
8. Natural Resources	-	No direct change to water or air pollution.	
9. Flooding	-	Reducing soft areas for run off. Increasing hard surfacing in areas where already significant.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Safeguard allocated sites from piecemeal development.

Reason – there is a need to protect allocated sites.

Option A – include a policy
Include a policy to protect sites allocated in the Local Planning Document.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	++	Essential to ensure allocated sites developed to their full potential.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	Allows local character to be achieved as envisaged in the Local Plan.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	Allows local character to be achieved as envisaged in the Local Plan.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	+	Allows allocated sites to be developed where transport connections already assessed as suitable.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Safeguard allocated sites from piecemeal development.

Reason – there is a need to protect allocated sites.

Option B – no policy (do nothing)
No policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	--	Significant risk of rendering allocated sites unusable. Impact on five year supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	-	Piecemeal development risks inconsistent character and no "sense of place".	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	-	Piecemeal development risks inconsistent character and will not have positive impact on visual amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	-	Impact on five year supply – pushes development elsewhere where transport may be less good and therefore increase car dependence.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Employment

Consider whether to make specific provision for non-business class sectors including on existing employment areas.

Reason – to meet the requirement of paragraphs 18 to 19 of the National Planning Policy Framework.

Option A – continue with current policy
Continue with Policy E3 (a) of the Replacement Local Plan which allows for expansion, conversion or redevelopment of existing employment areas for employment uses (other than main town centre uses).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to employment areas only so no increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	?	Depends on location. Mansfield Road, Brookfield Road and Portland Street employment areas have Listed Building on site and the impact would depend on the scale and type of proposals.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	This relates to employment areas so they are all brownfield land. No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	Employment areas are within the urban area so no impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	Depends on location. Colwick Industrial Estate is prone to flooding.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	Depends on proposals.	
12. Transport	?	Depends on proposals as it may generate more vehicles to site. If the proposal for office development this would generate more cars for people	

		to get to the site for work.	
13. Employment	++	It would improve the diversity and quality of jobs.	
14. Innovation	++	Depends on proposals, it would create new offices and also may encourage graduates to live and work in the area.	
15. Economic Structure	++	It would provide the land and buildings of type required by businesses.	

Consider whether to make specific provision for non-business class sectors including on existing employment areas.

Reason – to meet the requirement of paragraphs 18 to 19 of the National Planning Policy Framework.

Option B – continue with current policy but include other non-employment uses

Amend Policy E3 (a) of the Replacement Local Plan to include other non-employment uses including industrial or commercial training facilities; community facilities; specialised leisure uses which cannot be accommodated in centres because of their scale and/or operational impacts; essential public utilities development; and ancillary facilities and services which support the functioning of the site including child care facilities, for example nurseries.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to employment areas only so no increase in housing supply.	
2. Health	++	Depends on proposals, it could involve health or physical activity related uses.	
3. Heritage and Design	?	Depends on location. Mansfield Road, Brookfield Road and Portland Street employment areas have Listed Building on site and the impact would depend on the type of proposals.	
4. Crime	0	No impact on crime.	
5. Social	++	Depends on proposals, it could involve new community related uses.	
6. Environment, Biodiversity and Green Infrastructure	0	This relates to employment areas so they are all brownfield land. No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	Employment areas are within the urban area so no impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	Depends on location. Colwick Industrial Estate is prone to flooding.	
10. Waste	0	No impact on waste recovery.	
11. Energy and	0	Depends on proposals.	

Climate Change			
12. Transport	?	Depends on proposals as it may generate more vehicles to site. If the proposal for nurseries, this would generate more cars for parents to drop children off etc.	
13. Employment	++	It would improve the diversity and quality of jobs.	
14. Innovation	++	Depends on proposals, it could involve new industrial or commercial training facilities. Would encourage graduates to live and work in the area.	
15. Economic Structure	++	It would provide the land and buildings of type required by businesses.	

Consider whether to make specific provision for non-business class sectors including on existing employment areas.

Reason – to meet the requirement of paragraphs 18 to 19 of the National Planning Policy Framework.

Option C – include a criteria based policy
Include a criteria based policy to judge non business class on merit.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	This relates to employment areas only so no increase in housing supply.	
2. Health	+	Depends on criteria, it could involve health or physical activity related uses.	
3. Heritage and Design	?	Depends on location. Mansfield Road, Brookfield Road and Portland Street employment areas have Listed Building on site and the impact would depend on the type of proposals.	
4. Crime	0	No impact on crime.	
5. Social	+	Depends on criteria, it could involve new community related uses.	
6. Environment, Biodiversity and Green Infrastructure	0	This relates to employment areas so they are all brownfield land. No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	Employment areas are within the urban area so no impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	Depends on location. Colwick Industrial Estate is prone to flooding.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	Depends on proposals.	
12. Transport	?	Depends on criteria. If allowing types of non-businesses on site, this may generate more vehicles to site.	
13. Employment	++	It would improve the diversity	

		and quality of jobs.	
14. Innovation	+	Depends on criteria, it could involve new industrial or commercial training facilities. Would encourage graduates to live and work in the area.	
15. Economic Structure	++	It would provide the land and buildings of type required by businesses.	

What approach should be taken on live work units.

Reason – to provide guidance on National Planning Policy Framework paragraph 21 states "… local planning authorities should: … facilitate flexible working practices such as the integration of residential and commercial uses within the same unit".

Option A – include a criteria based policy

Include a criteria based policy for live work units.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Increases the range of housing.	
2. Health	0	No impact on health.	
3. Heritage and Design	+	Gives more flexibility in re-use of historic buildings.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	++	Eliminates need for commuting.	
13. Employment	+	More space for start-up businesses which would improves diversity of employment.	
14. Innovation	+	May provide space that "high knowledge sector" start ups will require. May be attractive to graduates.	
15. Economic Structure	+	May provide type required.	

What approach should be taken on live work units.

Reason – to provide guidance on National Planning Policy Framework paragraph 21 states "… local planning authorities should: … facilitate flexible working practices such as the integration of residential and commercial uses within the same unit".

Option B – no policy (do nothing)

Use the National Planning Policy Framework and the Aligned Core Strategy on site by site basis.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No change to current approach.	
2. Health	0	No impact on health.	
3. Heritage and Design		No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	Won't discourage space for start-up businesses.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	Won't discourage type required.	

Consider the approach to secure local labour agreements.

Reason – part of Gedling Borough Council's Economic Development priority.

Option A – include a policy

Specify in policy a requirement to secure local labour agreements through S106 planning obligations on new employment developments.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply as this relates to new employment development.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	++	It would create new jobs for local people.	
14. Innovation	++	It would generate trainings or create jobs with specific skills. Also means people can work locally.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Consider the approach to secure local labour agreements.

Reason – part of Gedling Borough Council's Economic Development priority.

Option B – no policy (do nothing)
Rely on Policy 19 of the Aligned Core Strategy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply as this relates to new employment development.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	+	Depends on proposals, it would create new jobs for local people.	
14. Innovation	+	Depends on proposals, it would generate trainings or create jobs with specific skills. Also means people can work locally.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Consider the approach for a specific policy on agricultural and other land based rural businesses.

Reason – to provide gudiance on National Planning Policy Framework paragrpah 28 which states "Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings; promote the development and diversification of agricultural and other land-based rural businesses…".

Option A – include a policy
Include a general criteria based policy to support agricultural and other rural land based diversification.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	?	Depends on location/proposals as converted or new buildings would have impact on heritage and local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Depends on proposals, if new buildings then this could lead to loss of biodiversity or impact on Green Infrastructure.	
7. Landscape	?	Depends on location/proposals as converted or new buildings would have impact on the landscape.	
8. Natural Resources	?	Depends on location/proposals as new buildings would mean loss of greenfield land.	
9. Flooding	?	Depends on location/proposals as new buildings could have impact on flooding.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	Depends on proposals. No impact in renewable energy or impact on efficiency.	
12. Transport	?	Depends on proposals as new businesses on isolated location could require more car use.	
13. Employment	++	Having a policy would promote	

		agricultural businesses and diversification. Would improve the diversity and quality of jobs.	
14. Innovation	++	Having a policy would promote agricultural businesses and diversification and generate training for new staff. May encourage staff to live and work in the area.	
15. Economic Structure	++	Having a policy would promote the land and buildings of type required by businesses.	

Consider the approach for a specific policy on agricultural and other land based rural businesses.

Reason – to provide gudiance on National Planning Policy Framework paragrpah 28 which states "Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should: support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings; promote the development and diversification of agricultural and other land-based rural businesses…".

Option B – no policy (do nothing)
Rely on the National Planning Policy Framework.

SA Objectives	**Score**	**Commentary notes**	**Ideas for mitigation**
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	?	Depends on location/proposals as converted or new buildings would have impact on heritage and local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Depends on proposals, if new buildings then this could lead to loss of biodiversity or impact on Green Infrastructure.	
7. Landscape	?	Depends on location/proposals as converted or new buildings would have impact on the landscape.	
8. Natural Resources	?	Depends on location/proposals as new buildings would mean loss of greenfield land.	
9. Flooding	?	Depends on location/proposals as new buildings could have impact on flooding.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	Depends on proposals. No impact in renewable energy or impact on efficiency.	
12. Transport	?	Depends on proposals as new businesses on isolated location could require more car use.	
13. Employment	+	Depends on proposals, it would improve the diversity and quality	

		of jobs.	
14. Innovation	+	Depends on proposals, it could involve new jobs with farm or tourism skills. May encourage staff to live and work in the area.	
15. Economic Structure	+	It would provide the land and buildings of type required by businesses.	

Town Centres

Consider whether to set an impact assessment threshold.

Reason – to better reflect local circumstances as permitted to do so by National Planning Policy Framework paragraph 26 which states "When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m)".

Option A – use national threshold 2,500 sq m (do nothing)

Use the 2,500 sq. m threshold in the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Depends on location/proposals.	
7. Landscape	?	Depends on location/proposals.	
8. Natural Resources	?	Depends on location/proposals.	
9. Flooding	?	Depends on location/proposals.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	+	Would improve the diversity and quality of jobs on site over 2,500 sq. m.	
14. Innovation	+	Depends on proposals, if new offices on site over 2,500 sq. m. then this would create jobs in high knowledge sectors and may encourage graduates to live and work in the area.	
15. Economic Structure	+	It would provide the land and buildings of type required by businesses on site over 2,500 sq. m.	

Consider whether to set an impact assessment threshold.

Reason – to better reflect local circumstances as permitted to do so by National Planning Policy Framework paragraph 26 which states "When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m)".

Option B – use retail study threshold 500 sq m
Use 500 sqm as recommended by the Retail Study (2015).

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Depends on location/proposals.	
7. Landscape	?	Depends on location/proposals.	
8. Natural Resources	?	Depends on location/proposals.	
9. Flooding	?	Depends on location/proposals.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	++	Threshold is lower than then national threshold so more proposals can come forward. Would improve the diversity and quality of jobs.	
14. Innovation	++	Threshold is lower than then national threshold so more proposals can come forward. Would create jobs in high knowledge sectors and may encourage graduates to live and work in the area.	
15. Economic Structure	++	Threshold is lower than then national threshold so more proposals can come forward.	

		Would provide the land and buildings of type required by businesses.	

Consider whether to set an impact assessment threshold.

Reason – to better reflect local circumstances as permitted to do so by National Planning Policy Framework paragraph 26 which states "When assessing applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, local planning authorities should require an impact assessment if the development is over a proportionate, locally set floorspace threshold (if there is no locally set threshold, the default threshold is 2,500 sq m)".

Option C – use other threshold
Use another figure justified by evidence.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Depends on location/proposals.	
7. Landscape	?	Depends on location/proposals.	
8. Natural Resources	?	Depends on location/proposals.	
9. Flooding	?	Depends on location/proposals.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	+	Depends on threshold, would still improve the diversity and quality of jobs.	
14. Innovation	+	Depends on threshold, would still create jobs in high knowledge sectors and may encourage graduates to live and work in the area.	
15. Economic Structure	+	Depends on threshold, would still provide the land and buildings of type required by businesses.	

Consider whether to include a policy to retain/enhance Arnold Market and encourage other markets.

Reason – requirement of the National Planning Policy Framework paragraph 23 fifth bullet which states "local planning authorities should retain and enhance existing markets and, where appropriate, re‑introduce or create new ones, ensuring that markets remain attractive and competitive".

Option A – include a general policy
A general policy supporting proposals that retain/enhance Arnold Market or lead to the creation of new markets elsewhere.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	+	Having a policy may help to promote, maintain and strengthen the local character.	
4. Crime	0	No impact on crime.	
5. Social	++	Policy would promote, protect and enhance existing cultural assets and improve and encourage access to community activities.	
6. Environment, Biodiversity and Green Infrastructure	0	Arnold Market is on brownfield land. No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	++	Arnold Market is located within town centre with good public transport network. Future markets would be located in existing centres.	
13. Employment	++	Having a policy to retain/enhance Arnold Market would keep jobs.	
14. Innovation	++	Having a policy to retain/enhance Arnold Market would encourage innovation.	
15. Economic	++	Having a policy to	

Structure		retain/enhance Arnold Market would still provide the land, buildings and stalls required by businesses.	

Consider whether to include a policy to retain/enhance Arnold Market and encourage other markets.

Reason – requirement of the National Planning Policy Framework paragraph 23 fifth bullet which states "local planning authorities should retain and enhance existing markets and, where appropriate, re‑introduce or create new ones, ensuring that markets remain attractive and competitive".

Option B – include a detailed policy
Include a more detailed policy designating sites for markets and schemes of improvement/creation

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	++	Policy would help to promote, protect and strengthen the local character.	
4. Crime	0	No impact on crime.	
5. Social	++	Policy would promote, protect and create cultural assets and improve and encourage access to existing or new community activities.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	++	Markets are usually located within town centres with good public transport network.	
13. Employment	++	Having a policy to promote schemes of improvement / creation would protect existing jobs and create new jobs.	
14. Innovation	++	Having a policy to promote schemes of improvement / creation would encourage innovation.	
15. Economic	++	Policy would provide the land,	

Structure		buildings and stalls required by businesses.	

Consider whether to include a policy to retain/enhance Arnold Market and encourage other markets.

Reason – requirement of the National Planning Policy Framework paragraph 23 fifth bullet which states "local planning authorities should retain and enhance existing markets and, where appropriate, re‑introduce or create new ones, ensuring that markets remain attractive and competitive".

Option C – no policy (do nothing)
Reply on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	+	May lead to no change to existing local character.	
4. Crime	0	No impact on crime.	
5. Social	+	May lead to no change to existing cultural assets.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	++	Markets are usually located within town centres with good public transport network.	
13. Employment	+	May lead to no change to range of jobs/business activity.	
14. Innovation	+	May lead to no change.	
15. Economic Structure	+	May lead to no change.	

Consider whether to restrict the opening of new A5 (Fast Food Takeaway) near schools.

Reason – respond to comments from Gedling Borough Council Public Health team.

Option A – include a policy
Include a policy stating that planning permission will not be granted for new A5 uses within 400 metres of secondary schools.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Depends on location.	
7. Landscape	?	Depends on location.	
8. Natural Resources	?	Depends on location.	
9. Flooding	?	Depends on location.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	+	Assume fast food takeaways will be located within residential area with little car use.	
13. Employment	++	Would create jobs.	
14. Innovation	+	Depends on scale and type of businesses.	
15. Economic Structure	++	Would provide land and buildings of type required by businesses.	

Consider whether to restrict the opening of new A5 (Fast Food Takeaway) near schools.

Reason – respond to comments from Gedling Borough Council Public Health team.

Option B – no policy (do nothing)
Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Depends on location.	
7. Landscape	?	Depends on location.	
8. Natural Resources	?	Depends on location.	
9. Flooding	?	Depends on location.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	+	Assume fast food takeaways will be located within residential area with little car use.	
13. Employment	++	Would create jobs.	
14. Innovation	+	Depends on scale and type of businesses.	
15. Economic Structure	++	Would provide land and buildings of type required by businesses.	

Role of residential and upper floors

Reason – requirement of the National Planning Policy Framework paragraph 23 ninth bullet which states "local planning authorities should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites".

Option A – include a policy
Roll forward Policy S3 of the Replacement Local Plan which adopts a flexible approach.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Encourages change of use of upper floors to residential	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	++	Residential uses within town centres within walking distance or good access to community facilities and activities.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	++	Residential uses within town centres within walking distance of community facilities and activities with little use of car. Also would mean access to good transport network.	
13. Employment	+	Policy S3 encourages use of offices.	
14. Innovation	+	May have positive impact on innovation.	
15. Economic Structure	+	Policy S3 encourages use of upper floors which may not be required by businesses.	

Role of residential and upper floors

Reason – requirement of the National Planning Policy Framework paragraph 23 ninth bullet which states "local planning authorities should recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites".

Option B – no policy (do nothing)
Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	+	Encourages change of use of upper floors to residential	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on heritage/built environment.	
4. Crime	0	No impact on crime.	
5. Social	++	Residential uses within town centres within walking distance or good access to community facilities and activities.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No impact in renewable energy or impact on efficiency.	
12. Transport	++	Residential uses within town centres within walking distance of community facilities and activities with little use of car. Also would mean access to good transport network.	
13. Employment	?	Depends on proposals.	
14. Innovation	?	Depends on proposals.	
15. Economic Structure	?	Depends on proposals.	

Community Facilities

How to prevent unnecessary loss of community facilities and local services.

Reason – to provide guidance on National Planning Policy Framework paragraph 70 which states "To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: … guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs". The Theatres Trust considered the existing Replacement Local Plan Policy C4 to be inadequate as it does not provide any criteria to support and protect existing community facilities nor give guidance to prevent their loss such as criterion requiring the provision of replacement facilities in accessible locations or contributions to existing or new facilities.

Option A – include a policy
Continue with existing Replacement Local Plan Policy C4 (which states planning permission will not be granted if development would lead to the loss of community facilities resulting in increased car journeys to the next available facility) incorporating the National Planning Policy Framework requirements (i.e. reduce the community's ability to meet its day-to-day needs) and further amend to address Theatres Trust's comments.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	Protecting community facilities would not cause negative impact on health.	
3. Heritage and Design	0	Protecting community facilities would not cause negative impact on the local character.	
4. Crime	0	No impact on crime.	
5. Social	0	Protecting community facilities would not cause negative impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No change to transport network	

		or modes.	
13. Employment	0	No change to range of jobs/activity.	135
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to prevent unnecessary loss of community facilities and local services.

Reason – to provide guidance on National Planning Policy Framework paragraph 70 which states "To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: … guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs". The Theatres Trust considered the existing Replacement Local Plan Policy C4 to be inadequate as it does not provide any criteria to support and protect existing community facilities nor give guidance to prevent their loss such as criterion requiring the provision of replacement facilities in accessible locations or contributions to existing or new facilities.

Option B – no policy (do nothing)
Rely on the National Planning Policy Framework.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	--	Loss of certain facilities (leisure centres, pharmacies, GP surgeries etc) would have negative impact on health. Also could mean people walk less if their local facility closes.	
3. Heritage and Design	-	Could mean loss access to historic buildings thus affecting people's enjoyment and local character.	
4. Crime	-	Loss of community facilities would mean loss of diversionary facilities.	
5. Social	--	Loss of social capital and cultural assets.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	--	Loss of facilities would mean more car journeys to go to facilities further afield.	

13. Employment	-	Could lead to job losses and reduced diversity of jobs e.g. professional jobs in pharmacists, libraries etc.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Should there be a new policy designed to protect important Civic Amenity Space.

Reason – consultation response says we should consider including civic spaces e.g. built spaces, village greens, civic gardens.

Option A – include a policy
Include a new policy designation protecting civic spaces.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	Depends whether civic space include green space.	
3. Heritage and Design	++	Will improve built character and historic settings.	
4. Crime	?	Unknown impact on crime.	
5. Social	++	Will protect and enhance existing cultural assets. Improve access to and encourage community activities and improve ethnic and intergenerational relations.	
6. Environment, Biodiversity and Green Infrastructure	+	Could be a green space. Provides opportunity to accommodate community garden, urban trees etc.	
7. Landscape	0	Not townscape.	
8. Natural Resources	0	Depends whether civic space include green space.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	+	Civic amenity space – for use by employees, outside seating, potential for markets.	

Should there be a new policy designed to protect important Civic Amenity Space.

Reason – consultation response says we should consider including civic spaces e.g. built spaces, village greens, civic gardens.

Option B – no policy (do nothing)
No policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	?	Unknown impact on health.	
3. Heritage and Design	--	Depends on how much local community value it.	Assess local value.
4. Crime	?	Unknown impact on crime.	
5. Social	--	Depends on how much local community value it.	Assess local value.
6. Environment, Biodiversity and Green Infrastructure	?	Unknown impact on biodiversity or Green Infrastructure.	
7. Landscape	?	Unknown impact on character and amenity.	
8. Natural Resources	?	Unknown impact on greenfield land.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Unknown impact on land available for development or infrastructure.	

Transport

What approach should be taken to residential car parking standards.

Reason – to provide guidance on National Planning Policy Framework paragraph 39 which states "If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles."

Option A – include a Gedling specific policy
Include a Gedling specific policy incorporating the key elements of the Residential Car Parking Supplementary Planning Document.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	+	Allows impact of cars on design and local character to be managed.	
4. Crime	+	Contributes to safe secure area through designing out crime	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	+	Potential to include electric charging points.	
12. Transport	-	Providing adequate parking encourages car use.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

What approach should be taken to residential car parking standards.

Reason – to provide guidance on National Planning Policy Framework paragraph 39 which states "If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles."

Option B – no policy (do nothing)
Rely on 6Cs Highway Design Guide.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	-	Stress over inadequate parking provision may have a negative impact on mental health.	
3. Heritage and Design	-	Inadequate parking would mean negative impact on design and local character.	
4. Crime	-	More opportunities for car crime where cars parked away from homes than those parked on allocated driveways.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	0	No impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

What approach should be taken to non-residential car parking standards.

Reason – to provide guidance on National Planning Policy Framework paragraph 39 which states "If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles."

Option A – include a policy

Include a policy to incorporate key elements of the 6Cs Highway Design Guide.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	+	Providing required infrastructure would minimise impact on the environment.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	+	Provides required infrastructure.	

What approach should be taken to non-residential car parking standards.

Reason – to provide guidance on National Planning Policy Framework paragraph 39 which states "If setting local parking standards for residential and non-residential development, local planning authorities should take into account: the accessibility of the development; the type, mix and use of development; the availability of and opportunities for public transport; local car ownership levels; and an overall need to reduce the use of high-emission vehicles."

Option B – no policy (do nothing)
Rely on 6Cs Highway Design Guide.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No impact on health.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	+	Providing required infrastructure would minimise impact on the environment.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	+	Provides required infrastructure.	

What approach should be taken on future Park and Ride provision.

Reason – consultation response argues for a Park and Ride site to address existing problems of traffic congestion.

Option A – include a policy
Include a policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply – area is not allocated for housing.	
2. Health	0	No impact on health.	
3. Heritage and Design	?	Unknown impact on local character. Depends on location.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	--	A large car park would have a negative impact depending on location.	
7. Landscape	--	A large car park would have a negative impact depending on location.	
8. Natural Resources	+	Potential to decrease air pollution depending on location, design, operation etc.	Dedicated route for buses.
9. Flooding	0	No impact on flood risk.	Flood runoff mitigation required.
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	+	Could increase electric vehicle usage. Could reduce carbon dioxide emissions depending on location, design, operation etc.	
12. Transport	+	Depends on location, design, operation etc.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

What approach should be taken on future Park and Ride provision.

Reason – consultation response argues for a Park and Ride site to address existing problems of traffic congestion.

Option B – no policy (do nothing)
Rely on paragraph 90 of National Planning Policy Framework which states "Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are: ... local transport infrastructure which can demonstrate a requirement for a Green Belt location".

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply – area is not allocated for housing.	
2. Health	0	No impact on health.	
3. Heritage and Design	?	Unknown impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	0	No impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Unknown impact on biodiversity or Green Infrastructure.	
7. Landscape	?	Unknown impact on character and amenity.	
8. Natural Resources	?	Unknown impact on water or air pollution.	
9. Flooding	?	Unknown impact on flooding.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	?	Unknown impact on renewable energy.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	?	Unknown impact on land available for development or infrastructure.	

Protect sites and routes i.e. cycle routes and recreational routes.

Reason - to provide guidance on National Planning Policy Framework paragraph 41 which states "Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice."

<table>
<tr><td>Option A – include a policy

Include a policy based on existing Replacement Local Plan Policy T9 and identify additional sites and routes.</td></tr>
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SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	++	Promoting cycling will lead to more physical activity.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	0	No impact on crime.	
5. Social	+	Cycling may make it easier to access community facilities and activities.	
6. Environment, Biodiversity and Green Infrastructure	0	No loss of biodiversity or increase in Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	+	May decrease air pollution if people switch from car to bike.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	++	Would help to minimises impact on the environment and reduce journeys undertaken by car.	
13. Employment	+	Improves access to employment opportunities for people who don't have/can't afford a car.	
14. Innovation	+	Cycle infrastructure attractive to graduates whose younger and less likely to have a car. Also makes access to colleges etc. easier.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

Protect sites and routes i.e. cycle routes and recreational routes.

Reason - to provide guidance on National Planning Policy Framework paragraph 41 which states "Local planning authorities should identify and protect, where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice."

Option B – no policy (do nothing)
No policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	?	Unknown impact on health.	
3. Heritage and Design	?	Unknown impact on local character.	
4. Crime	?	Unknown impact on crime.	
5. Social	?	Unknown impact on social.	
6. Environment, Biodiversity and Green Infrastructure	?	Unknown impact on biodiversity or Green Infrastructure.	
7. Landscape	?	Unknown impact on character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to protect and enhance public rights of way and access.

Reason – to address paragraph 75 of National Planning Policy Framework which states "Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails."

Option A – include a policy

Include a policy to identify and protect Public Rights of Way and access.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	+	Right of Way to be mapped on the Policies Map for great clarity. Can also look at informal Right of Way and tracks. All could increase opportunities for recreational physical activity.	
3. Heritage and Design	0	No impact on local character.	
4. Crime	?	Unknown impact on crime.	
5. Social	?	Unknown impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	Footpaths can be part of Green Infrastructure.	
7. Landscape	0	No impact to character and amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	No increase in renewable energy or impact on efficiency.	
12. Transport	+	Could reduce journeys by car.	
13. Employment	0	No impact on range of jobs/business activity.	
14. Innovation	0	No impact on qualifications or type of jobs.	
15. Economic Structure	0	No impact on land available for development or infrastructure.	

How to protect and enhance public rights of way and access.

Reason – to address paragraph 75 of National Planning Policy Framework which states "Planning policies should protect and enhance public rights of way and access. Local authorities should seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails."

Option B – no policy (do nothing)
Rely on the National Planning Policy Framework. Public rights of way are protected under separate legislation.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	0	No change.	
3. Heritage and Design	0	No change.	
4. Crime	0	No change.	
5. Social	0	No change.	
6. Environment, Biodiversity and Green Infrastructure	0	No change.	
7. Landscape	0	No change.	
8. Natural Resources	0	No change.	
9. Flooding	0	No change.	
10. Waste	0	No change.	
11. Energy and Climate Change	0	No change.	
12. Transport	?	Unknown impact on transport network or modes.	
13. Employment	0	No change.	
14. Innovation	0	No change.	
15. Economic Structure	0	No change.	

Infrastructure

Whether to include a policy on the expansion of electronic communications (telecommunications and high speed broadband) networks and cap the number of radio and telecommunications masts and sites.

Reason – to provide guidance on National Planning Policy Framework paragraph 43 which states "In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate". Evidence for Aligned Core Strategy confirms consideration will be given to introducing a policy on telecoms and broadband.

Option A – include a criteria based policy
Include a criteria based policy based on National Planning Policy Framework paragraph 43.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	+	Ensuring fast broadband will allow people to access health services remotely (e.g. GP check-ups by video calls).	
3. Heritage and Design	+	More control over siting and appearance will allow the Council to maintain local character and setting of heritage assets.	
4. Crime	0	No impact on crime.	
5. Social	+	Ensuring fast communications allows people to keep in touch, particular with children/grandchildren living far away.	
6. Environment, Biodiversity and Green Infrastructure	?	Unknown impact on biodiversity or Green Infrastructure – depends on location of site.	
7. Landscape	?	Could restrict impact on visual amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	

11. Energy and Climate Change	+	Fast communications are needed for smart meters, smart homes etc. that reduce energy use.	
12. Transport	+	Fast communications necessary for working from home, internet shopping, teleconferencing etc. – all of which reduce transport emissions and car use.	
13. Employment	?	Unknown impact on range of jobs/business activity.	
14. Innovation	++	This is indispensable for an "innovation culture" in the knowledge economy.	
15. Economic Structure	++	Same as Innovation. The benefits are more from faster broadband than mobile network masts.	

Whether to include a policy on the expansion of electronic communications (telecommunications and high speed broadband) networks and cap the number of radio and telecommunications masts and sites.

Reason – to provide guidance on National Planning Policy Framework paragraph 43 which states "In preparing Local Plans, local planning authorities should support the expansion of electronic communications networks, including telecommunications and high speed broadband. They should aim to keep the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network. Existing masts, buildings and other structures should be used, unless the need for a new site has been justified. Where new sites are required, equipment should be sympathetically designed and camouflaged where appropriate". Evidence for Aligned Core Strategy confirms consideration will be given to introducing a policy on telecoms and broadband.

Option B – no policy (do nothing)
No policy.

SA Objectives	Score	Commentary notes	Ideas for mitigation
1. Housing	0	No increase in housing supply.	
2. Health	?	Unknown impact on health.	
3. Heritage and Design	?	Site by site impact – unable to make general assessment.	
4. Crime	0	No impact on crime.	
5. Social	?	Unknown impact on social.	
6. Environment, Biodiversity and Green Infrastructure	0	Site by site impact – unable to make general assessment.	
7. Landscape	-	Could have negative impact on visual amenity.	
8. Natural Resources	0	No direct change to water or air pollution.	
9. Flooding	0	No impact on flood risk.	
10. Waste	0	No impact on waste recovery.	
11. Energy and Climate Change	0	Unknown impact on energy and climate change.	
12. Transport	?	Site by site impact – unable to make general assessment.	
13. Employment	?	Unknown impact on range of jobs/business activity.	
14. Innovation	?	Site by site impact – unable to make general assessment.	
15. Economic Structure	?	Site by site impact – unable to make general assessment.	