

## Appendix VI: SA of Strategic Policies

**Key:**

Categories of Significance		
Symbol	Meaning	Sustainability Effect
++	Major Positive	Proposed development encouraged as would resolve existing sustainability problem
+	Minor Positive	No sustainability constraints and proposed development acceptable
0	Neutral	Neutral effect
?	Uncertain	Uncertain or Unknown Effects
-	Minor Negative	Potential sustainability issues: mitigation and/or negotiation possible
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	+	SA Objectives 2, 4, 5, 9 & 11 consider more than one sub-topic such that more than more than one significant effect may be predicted with two symbols. No 2 Communities – first symbol refers to in/out of Green Belt; second symbol refers to community & settlement identities No 4 Employment – first symbol refers to employment support; second symbol refers to vitality/viability of town centres No 5 Health & Equality – first symbol refers to regeneration/deprivation & equality; second symbol refers to Green Infrastructure for health & well-being No 9 Water – first symbol refers to water resources; second symbol relates to water quality No 11 Soil & Land – first symbol refers to greenfield & agricultural land qualities; second symbol relates previously developed land

## Summary Strategic Sustainability Appraisal

Draft Central Bedfordshire Local Plan Strategic Approach & Policies	Sustainability Objective																			
	Housing	Communities	Services & Facilities	Employment	Health & Equality	Highways & Air Quality	Sustainable Transport	Energy & Climate Change	Water Resources & Quality	Flood Risk	Soil & Land	Biodiversity & Geodiversity	Landscape	Histoic Environment						
	1	2	3	4	5	6	7	8	9	10	11	12	13	14						
Growth Strategy (SP1)	++	-?	?	+++?	++	++	++	++	++	++	-?	+	0	0?	0	--	-?	++	-	0?
NPPF – Presumption in Favour of Sustainable Development (SP2)	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Approach to Master Planning for Strategic Growth Locations	++	-?	+	++	+	+	0	+	+	+	+	+	0	0	0	+	+	+	+	0
Gypsy & Traveller, and Travelling Showpeople Pitch Requirement (SP7)	++	+	?	0?	0	?	++	?	0	?	?	0	?	-	0	0?	0?	0?	0?	0?
Development in the Green Belt (SP3)	-	++	+	0	-	+	-	+	++	+	+	0	+	+	++	++	++	++	++	+

Coalescence (SP4)	-?	+	++	0	0	+	+?	+	0?	0?	0	0	+	+	+	+	+	+
Important Countryside Gaps (SP5)	-	+	+	0	0	+	+	+	0	0	0	0?	+	+	+	+	+	+
Development within Settlement Envelopes (SP6)	+	++	++	++	++	++	+	+	+	+	0	+?	+	+	+	+	+	+?
Settlement Hierarchy	++	++	++	++	++	++	+	+	+	+	+?	+?	+?	+	+	+	+	+?

**Strategic Policy: Growth Strategy**

A minimum of 20,000 new homes will be delivered and a minimum of 24,000 new jobs between 2015 and 2035 (23,000 homes are existing commitments). The Council will also continue to support the delivery of the existing committed sites.

In addition to the existing committed sites, development will also be brought forward through Neighbourhood Plans, and through **medium and small scale sites** in Areas B, C & D that will be set out in the pre-submission version of the plan.

In addition to the existing committed sites, new development will be planned for **at a selection** of the following locations:

Area A

- North of Luton (Town Extension)
- West of Luton (Town Extension)
- Inset Green Belt Villages (Village Extensions)
- M1 Junction 11a – Strategic Employment Area

Area B

- Tempsford New Settlement (New Market Town)
- East of Biggleswade (New Villages)
- East of Arlesey (Town Extension)
- A1 (Junction 11) – Strategic Employment Area

Area C

- Marston Vale New Settlement (New Villages)
- Aspley Guise (North of Railway Line) (New Villages)
- Wixams Southern Extension (Town Extension)
- M1 Junction 13 – Strategic Employment Area

Area D

- RAF Henlow (Mixed Use Employment)

In addition to these strategic growth locations, development will also be brought forward through Neighbourhood Plans, and through medium and small scale sites that will be set out in the pre-submission version of the plan. Planning applications for piecemeal development that prejudices the delivery of growth locations set out in this policy will be refused.

SA Objective	<b>Assessment of Effects</b> <b>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1. Housing</b> To ensure that the housing needs of all residents and	The policy seeks to deliver enough housing to meet the needs of all residents and communities, dispersed appropriately across the whole of the Plan area with the potential for major long term positive effects that will be synergistic and cumulative.	<b>++</b>

communities are met	Supported by Policy H1 Housing Mix which ensures an appropriate mix of housing types, tenures and sizes, and Policies on Standards (H2), Older People (H3), Affordable Homes (H4) – helping to ensure that the objective of housing for all is implemented positively.		
<b>2. Communities<sup>1</sup></b> To maintain and enhance community and settlement identities	<p>The policy identifies growth that will extend a number of settlements in the Plan area. It is assumed that this growth will be appropriately located around the settlements to avoid or minimise any potential coalescence, and negative effects on settlement identities. The SA of strategic Growth Locations has identified where these negative effects may occur and potential mitigation measures that may be applied. At this stage the effects remain uncertain until precise locations have been determined. Mitigation is also provided through draft Strategic Policy Coalescence &amp; this should help reduce negative effects for integration and identity objectives.</p> <p>The policy identifies that a proportion of the planned growth will be developed within the Green Belt with the potential for major long term negative effects. It is assumed that this development will be guided by the Green Belt study which has identified areas of land that make weaker contributions to Green Belt purposes to reduce the extent of the identified effects where possible. Mitigation measures have also been integrated by proposing major development to the north and west of Luton, adjacent to the existing urban form – and this reduces the significance of the negative effects. There remains an element of uncertainty until precise location details emerge and further locationally specific studies are completed for the next stage of plan-making.</p>	-?	?
<b>3. Services &amp; Facilities</b> To improve accessibility to services and facilities <sup>2</sup>	<p>The policy identifies the overall level of growth and strategic locations to deliver this growth. The policy does not identify measures to improve accessibility at these locations. The SA of strategic growth locations has identified where positive and negative effects may occur and potential enhancements or mitigation measures at each location. This is supported by Policy T1 Connectivity and Accessibility.</p> <p>New development across the Plan area, particularly large scale developments, is likely to deliver new service and facility provisions and increase accessibility in this respect with long term major positive effects. Until the precise locations are determined, there remains an element of uncertainty.</p>	++?	

<sup>1</sup> Please note that first symbol relates to location in/out of Green Belt designation; second symbol relates to effects on integration & identity for existing settlements

<sup>2</sup> This relates to the provision of services and facilities, such as schools, healthcare centres, shops, and hospitality (café, restaurant, pub).

<p><b>4. Employment</b> To support the economy and ensure that there are suitable opportunities for employment</p>	<p>The policy seeks to deliver 24,000 new jobs to support economic growth in line with housing and population growth with the potential for major long term positive effects.</p> <p>This will support increased accessibility for both new and existing residents, particularly given the proposed locations in close proximity to railway station connections, and can support the retention of workers within the Plan area to help resolve the identified out-commuting sustainability problem.</p> <p>The intention to consider medium and small scale sites could offer opportunities to support and enhance the vitality and viability of town centres depending upon location -to be investigated at the next stage of plan-making and SA.</p>	<p>++</p>	<p>++</p>
<p><b>5. Health &amp; Equality</b> To improve the health and wellbeing of communities and reduce inequalities</p>	<p>The delivery of new housing, particularly in areas in the south such as around Luton and Houghton Regis and Caddington, will support regeneration in areas of high deprivation with the potential for major long term positive effects. The SA of strategic growth locations has identified which locations are most likely to lead to these positive effects.</p> <p>New development across the Plan area, particularly large scale developments, is likely to deliver new Green Infrastructure and support ecological connectivity with the potential for major long term positive effects. The delivery of these positive effects is supported by draft DM Policies Green Infrastructure and Enhancing Ecological Networks.</p> <p>The SA of strategic growth locations has identified that some of these locations are within priority GI corridors where investment and project delivery can make most impact in securing multi-functional green infrastructure and long term positive enhancements – for both biodiversity &amp; human health/well-being.</p>	<p>++</p>	<p>++</p>
<p><b>6. Highways &amp; Air Quality</b> To maintain and improve the existing highway network and reduce associated indirect impacts on air quality and greenhouse gas emissions</p>	<p>The delivery of significant levels of growth as identified in the growth strategy policy is likely to negatively affect the existing highways network and require significant infrastructure investment. Increased traffic is likely to simultaneously negatively affect air quality in the Plan area, and this has potential for greater negative effects in and around areas with a designated AQMA (Luton, Dunstable, Sandy and Ampthill), i.e. growth locations north of Luton, west of Luton, Flitwick and Tempsford.</p> <p>Large scale development schemes are likely to deliver the necessary infrastructure requirements to accommodate the growth and mitigation is provided through draft DM Policies Strategic Transport Improvements, Mitigation of Transport Impacts on the Network, Connectivity and Accessibility, Development and Public Transport Interchanges and Low Emission Vehicles, which</p>	<p>-?</p>	

	<p>should ensure that there will be no significant effects. Potential for a residual minor long term negative effect and at this stage there remains an element of uncertainty.</p>	
<p><b>7. Sustainable Transport</b> To encourage a demonstrable modal shift and reduce the need to travel</p>	<p>The policy identifies the overall level of growth and strategic locations to deliver this growth. The policy does not identify measures to improve accessibility at these locations. The SA of strategic growth locations has identified where positive and negative effects may occur and potential enhancements or mitigation measures at each location. This is supported by draft DM Policy Connectivity and Accessibility.</p> <p>New development across the Plan area, particularly large scale developments, is likely to support the delivery of major transport improvement schemes, for example, including the East-West Rail. Most of the identified growth locations are in areas that can improve access to existing and proposed railway connections, and largely extend settlements where public transport services are viable. New development in these areas can further support public transport service improvements through development gains / contributions.</p> <p>The scale and scope of new major developments, especially new settlements, can facilitate new and improved sustainable transport networks with positive effects. Overall likely long term positive effects.</p>	+
<p><b>8. Energy &amp; Climate Change</b> To maximise the potential for energy efficiency, reduce greenhouse gas emission and ensure that the built and natural environment and its communities withstand the effects of climate change<sup>3</sup></p>	<p>The policy identifies the overall level of growth and strategic locations to deliver this growth. The policy does not identify measures to maximise the potential for energy efficiency or minimise the effects of climate change and as such is unlikely to lead to any significant effects. The strategic policy is however supported by draft core policies Successful and Sustainable Places and Climate Change and Sustainability which seek to ensure that new development positively contributes towards this SA Objective.</p> <p>Large scale development schemes have the greatest potential to deliver positive effects for energy &amp; climate change, and it is noted in the SA of the strategic policy Master Planning for Strategic Growth Locations that policy could be strengthened to maximise these opportunities and support ambitious targets for new large scale projects e.g. carbon neutral development.</p>	0

<sup>3</sup> Please note that Flood Risk is considered by the SA within objective number 10

<p><b>9. Water Resources &amp; Quality</b> To minimise the demand for water and maintain or improve water quality</p>	<p>The policy proposes high levels of growth that is likely to significantly increase the demand for water resources in a largely water stressed Plan area. The SA of strategic growth locations identifies the catchment and water resource zone details for the individual locations and the constraints and opportunities for each of these areas. The Water Cycle Strategy identifies that most watercourses in the Plan area are not currently meeting 'good' classification and the most common reason for this is 'pollution from waste water'. The study identifies that all WwTWs have some capacity within their existing quality permits to accommodate future development without causing a class of 10% deterioration, however in some settlements the available capacity is quite small, and in some cases development may also require WwTW upgrades.</p> <p>There are no strategic limitations on development growth as Water Companies have a statutory duty to supply water; however, capacity for providing additional supply varies &amp; any new infrastructure requirements will have to be aligned with Water Resources Management Plans. The additional growth is therefore considered to have the potential for cumulative effects on water resources and water quality but there is uncertainty until the Water Cycle Study Phase 2 is undertaken.</p> <p>Policies on Climate Change &amp; Sustainability (CC1), Water Quality (CC6) and Pollution (CC7) provide strong mitigation measures to ensure at least residual neutral effects on water quality, and ensure that development supports local WRMPs with high water efficiency targets.</p>	<p>0?</p>
<p><b>10. Flood Risk</b> To reduce the risk of flooding from all sources</p>	<p>There are areas of flood risk across the Plan area, and the SA of strategic growth locations have identified these and potential mitigation measures at each of the locations. It is assumed that development would largely avoid areas of flood risk within the locations and mitigation is provided through supporting Policy CC3 Flood Risk Management.</p> <p>Policy CC5 Sustainable Drainage also seeks to maximise Sustainable Drainage Systems opportunities where applicable, and there may be possibilities for enhanced effects to help resolve existing flooding problems with the potential for some positive effects. At this stage of assessment however neutral effects are considered most likely.</p>	<p>0</p>



<p><b>11. Soil &amp; Land</b> To protect and conserve soil</p>	<p>The level of growth identified across the growth locations will inevitably lead to loss of greenfield land with the potential for major long term cumulative negative effects against this SA Objective. The SA of strategic growth locations has identified where there is best and most versatile agricultural land at each of these locations and whether the loss of this can be avoided.</p> <p>A significant area of best and most versatile agricultural land is identified with the Marston Vale, Biggleswade and Arlesey locations and it is noted as unlikely that development will be able to avoid the loss of this with the potential for permanent negative effects on soils in this area of the Borough. Other strategic locations also include some higher quality agricultural land and avoidance/minimisation of loss may be possible through creative masterplanning – some uncertainty at this stage of assessment until further detailed studies completed for the next draft Plan.</p>	<p>--</p>	<p>-?</p>
<p><b>12. Biodiversity &amp; Geodiversity</b> To protect, enhance and manage biodiversity &amp; geodiversity</p>	<p>New development across the Plan area, particularly large scale developments, is likely to deliver new Green Infrastructure and support biodiversity and ecological connectivity with the potential for major long term positive effects. Development is likely to be appropriately located to avoid the loss of any designated biodiversity &amp; geodiversity.</p> <p>Mitigation of potential negative effects and the delivery of positive effects is supported by Policies EE1 Green Infrastructure, EE2 Enhancing Biodiversity, EE3 Nature Conservation and EE4 Trees, woodlands and hedgerows. The SA of strategic growth locations has identified that some of these locations are within priority GI corridors where investment and project delivery can make most impact in securing multi-functional green infrastructure and long term positive biodiversity enhancements. Some uncertainty at this stage of assessment until further detailed studies completed for the next draft Plan.</p>	<p>++?</p>	
<p><b>13. Landscape</b> Protect and enhance the landscape and townscape</p>	<p>The level of growth identified across the growth locations will inevitably change the landscape and character of these areas to some degree with the potential for long term cumulative negative effects. These effects are likely to be most significant in areas of high landscape sensitivity such as in Area A in the south of the Plan area around the Chilterns AONB.</p> <p>Mitigation is provided through supporting Policies EE4 Trees, Woodlands and Hedgerows, EE5 Landscape Character and Value, EE6 Tranquillity, EE7 The Chilterns Area of Outstanding Natural Beauty, EE8 The Greensand Ridge Nature Improvement Area, and EE9 Forest of Marston Vale, which should ensure that development is sensitively designed and does not lead to any significant negative effects.</p>	<p>-</p>	

	<p>However, the additional of new development in previously undeveloped areas is likely to cumulatively lead to minor long term negative effects.</p>	
<p><b>14. Historic Environment</b> To ensure the protection and enhancement of heritage assets, the historic environment and its setting</p>	<p>The SA of strategic growth locations has identified the potential for both positive and negative effects at each of the locations, as well as potential mitigation and enhancement measures. It is assumed that development at any of the locations will avoid the loss of designated heritage assets, and mitigation is provided through supporting Policies HE1 Archaeology and HE3 Built Heritage to ensure that development does not significantly affect any heritage assets or their settings. Successful design also has the potential to positively affect heritage settings in the long term, particularly through public realm improvements and improvements to access and signage.</p> <p>However, these effects are largely dependent upon site level details and are thus uncertain at this stage. Potential for overall residual neutral effects at this stage of assessment.</p>	<p>0?</p>
<p><b>Summary of Key Negative &amp; Positive Effects for Sustainable Development:</b></p> <p>The provision for new homes &amp; jobs designed within large scale development, supported by the other Strategic &amp; DM Policies, is likely to lead to major positive effects against SA Objectives, including housing, communities, employment, health, and biodiversity/geodiversity.</p> <p>The strategic Growth Locations are identified and it is explained in the supporting text that the potential quanta of development reflect the full capacity of the locational areas. For those strategic sites that require enabling infrastructure to come forward, it is unlikely that they will be completely built within the lifetime of the Local Plan – and this confirms mitigation measures.</p> <p>Large scale development, and especially new settlements, has the scale and scope to deliver community and green infrastructure, sustainable transport, energy &amp; climate change – with positive effects against these SA objectives that could be major and benefit the wider communities and environment. They also offer scope for creative and/or exemplar design for people and sustainability.</p> <p>The amount of development will have cumulative permanent negative effects for loss of soil/greenfield, and landscape. The Strategic Growth Locations avoid most of the best and most versatile land, thus reducing the negative effects overall to minor. There will be possibilities for mitigating some landscape/visual negative effects when further detailed studies are completed but cumulative effects are likely to remain.</p> <p>There is the potential for negative effects on the highways network &amp; air quality, but these are uncertain until further studies are completed.</p> <p>The additional growth is considered to have the potential for negative effects on water resources and water quality but there is uncertainty until the Water Cycle Study Phase 2 is undertaken; other policies and technical studies should direct &amp; phase the development with potential</p>		

neutral effects but uncertainty remains at this stage of assessment.

It is noted that after more detailed technical work, the next stage of the Plan will include locationally specific key characteristics, provisional capacities for homes & employment, and requirements to confirm implementation of mitigation measures and possibilities for enhancement.

**Strategic Policy: National Planning Policy Framework – Presumption in Favour of Sustainable Development**

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved unless material considerations indicate otherwise.

Where relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise; taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or specific policies in that Framework indicate that development should be restricted.

SA Objective	<b>Assessment of Effects</b> <b>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1. Housing</b> To ensure that the housing needs of all residents and communities are met	The policy supports sustainable development for minor positive effects on all SA Objectives.	+
<b>2. Communities<sup>4</sup></b> To maintain and enhance community and settlement	The policy supports sustainable development for minor positive effects on all SA Objectives.	+ +

<sup>4</sup> Please note that first symbol relates to location in/out of Green Belt designation; second symbol relates to effects on integration & identity for existing settlements

identities		
<b>3. Services &amp; Facilities</b> To improve accessibility to services and facilities <sup>5</sup>	The policy supports sustainable development for minor positive effects on all SA Objectives.	+
<b>4. Employment</b> To support the economy and ensure that there are suitable opportunities for employment	The policy supports sustainable development for minor positive effects on all SA Objectives.	+ +
<b>5. Health &amp; Equality</b> To improve the health and wellbeing of communities and reduce inequalities	The policy supports sustainable development for minor positive effects on all SA Objectives.	+ +
<b>6. Highways &amp; Air Quality</b> To maintain and improve the existing highway network and reduce associated indirect impacts on air quality and greenhouse gas emissions	The policy supports sustainable development for minor positive effects on all SA Objectives.	+
<b>7. Sustainable Transport</b> To encourage a demonstrable modal shift	The policy supports sustainable development for minor positive effects on all SA Objectives.	+

<sup>5</sup> This relates to the provision of services and facilities, such as schools, healthcare centres, shops, and hospitality (café, restaurant, pub).

and reduce the need to travel		
<b>8. Energy &amp; Climate Change</b> To maximise the potential for energy efficiency, reduce greenhouse gas emission and ensure that the built and natural environment and its communities withstand the effects of climate change <sup>6</sup>	The policy supports sustainable development for minor positive effects on all SA Objectives.	+
<b>9. Water Resources &amp; Quality</b> To minimise the demand for water and maintain or improve water quality	The policy supports sustainable development for minor positive effects on all SA Objectives.	+
<b>10. Flood Risk</b> To reduce the risk of flooding from all sources	The policy supports sustainable development for minor positive effects on all SA Objectives.	+
<b>11. Soil</b> To protect and conserve soil	The policy supports sustainable development for minor positive effects on all SA Objectives.	+
<b>12. Biodiversity &amp; Geodiversity</b> To protect, enhance and manage biodiversity & geodiversity	The policy supports sustainable development for minor positive effects on all SA Objectives.	+

<sup>6</sup> Please note that Flood Risk is considered by the SA within objective number 10

<p><b>13. Landscape</b> Protect and enhance the landscape and townscape</p>	<p>The policy supports sustainable development for minor positive effects on all SA Objectives.</p>	<p style="text-align: center;">+</p>
<p><b>14. Historic Environment</b> To ensure the protection and enhancement of heritage assets, the historic environment and its setting</p>	<p>The policy supports sustainable development for minor positive effects on all SA Objectives.</p>	<p style="text-align: center;">+</p>
<p><b>Summary of Key Negative &amp; Positive Effects for Sustainable Development:</b></p> <p>This is a standard policy that supports the intention for sustainable development as set out in the National Planning Policy Framework (2012) and therefore, it is likely to have a minor positive effect on all SA Objectives. The SA Framework has identified the sustainability issues &amp; opportunities that are relevant to spatial planning and the Central Bedfordshire Borough area.</p> <p>The possibilities for enhancing the positive effects are dependent upon the other strategic and DM policies that address specific issues for the Plan area.</p>		

### Strategic Approach: Master Planning for Strategic Growth Locations

[Please note that this is an approach (rather than a specific strategic policy) that the Council is proposing in the Regulation 18 draft consultation; the SA tested the early drafting of the strategic approach]

It is expected that promoters of strategic sites will sign up to a Planning Performance Agreement with the Council. Development proposals brought forward as a result of a PPA at the identified strategic locations should be accompanied by a comprehensive masterplan for the whole site. The masterplan should include :

- An Indicative Layout;
- Proposals should be based on the creation of a distinctive, well integrated new community which respects its local context, enhances the standards of sustainable design in the locality and relates well to neighbouring settlements.
- A Phasing and Infrastructure plan,
- Proposals should follow an organic sequence of development in accordance with a phasing plan previously agreed with the Council, with the timely provision of infrastructure and community facilities to benefit the new community at the earliest possible time; and
- Details of how this will be delivered and achieved in a timely manner including detailed viability information.

### Community Hubs

Proposals should include the provision of a new local centre/hub. This should include:

- retail facilities to meet locally-generated needs;
- small-scale employment uses,
- pre-school facilities, and
- leisure uses and other social infrastructure, including provision, as required, for primary health care to serve the new community.

It is expected that this hub will be centrally located in close proximity to schools and that it is provided early on in the development programme. Further guidance on these requirements will be provided in the next version of the plan.

SA Objective	<b>Assessment of Effects</b> <b>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1. Housing</b> To ensure that the housing needs of all residents and	The approach seeks to guide large scale housing and employment developments to the Growth Areas of: <ul style="list-style-type: none"> <li>▪ Marston Vale</li> </ul>	<b>++</b>



<p>communities are met</p>	<ul style="list-style-type: none"> <li>▪ East of Biggleswade;</li> <li>▪ North of Luton;</li> <li>▪ West of Luton;</li> <li>▪ Arlesey;</li> <li>▪ South of Wixams; and</li> <li>▪ Tempsford.</li> </ul> <p>The growth would be delivered in accordance with the other policies of the Plan, ensuring that the housing is delivered according to draft DM Policies Housing Mix, Standards, Older People, Starter &amp; Affordable Homes – with overall long term major positive effects.</p>		
<p><b>2. Communities<sup>7</sup></b> To maintain and enhance community and settlement identities</p>	<p>The approach seeks to maximise the benefits arising for communities in large scale development by requiring careful master planning that includes the creation of distinctive, well integrated communities which is likely to lead to minor long term positive effects.</p> <p>The scale of development is likely to result in some development of Green Belt land, which would need to be in accordance with Policies on Green Belt &amp; Coalescence but the potential for minor negative effects; some uncertainty at this stage of assessment.</p>	-?	+
<p><b>3. Services &amp; Facilities</b> To improve accessibility to services and facilities<sup>8</sup></p>	<p>The approach seeks to ensure accessibility to services and facilities through new provisions in large scale development as part of careful master planning. This can support new and existing communities with the potential for major long term positive effects.</p>	++	
<p><b>4. Employment</b> To support the economy and ensure that there are suitable opportunities for employment</p>	<p>The approach seeks to support large scale development with new employment opportunities with the potential for minor long term positive effects. The delivery of new employment opportunities will also support increased accessibility. Sustainable transport links to existing towns could contribute to opportunities to support and enhance the vitality and viability of town centres, where relevant.</p> <p>It is considered that positive effects could be enhanced through further policy wording that seeks to deliver connectivity to sustainable transport networks which can support new community connections to the wider employment opportunities in and around the Plan area.</p>	+	+

<sup>7</sup> Please note that first symbol relates to location in/out of Green Belt designation; second symbol relates to effects on integration & identity for existing settlements

<sup>8</sup> This relates to the provision of services and facilities, such as schools, healthcare centres, shops, and hospitality (café, restaurant, pub).

<p><b>5. Health &amp; Equality</b> To improve the health and wellbeing of communities and reduce inequalities</p>	<p>The approach does not seek to deliver regeneration in areas of higher deprivation so is unlikely to lead to any significant effects.</p> <p>The approach requires careful master planning and sustainable design in large scale development that is likely to include new green infrastructure (GI) provisions but is not made explicit in a similar way to the community infrastructure. This is supported by Policy EE1 Green Infrastructure but these effects could be more certain if wording was strengthened to include the creation of new GI and ecological connectivity – and perhaps including a comment in the supporting text that explains the value of an ecosystems approach<sup>9</sup> that benefits both biodiversity and human health/well-being.</p>	0	+?
<p><b>6. Highways &amp; Air Quality</b> To maintain and improve the existing highway network and reduce associated indirect impacts on air quality and greenhouse gas emissions</p>	<p>The approach requires careful master planning and sustainable design in large scale development that is likely to include measures to reduce impacts on the highways networks. This is supported by Policies T6 Strategic Transport Improvements, T2 Mitigation of Transport Impacts on the Network, T1 Connectivity and Accessibility, T5 Development and Public Transport Interchanges and T6 Low Emission Vehicles.</p> <p>It is considered that positive effects could be enhanced through further wording that seeks to deliver connectivity and maximises opportunities to support a modal shift.</p>	+?	
<p><b>7. Sustainable Transport</b> To encourage a demonstrable modal shift and reduce the need to travel</p>	<p>The approach requires careful master planning and sustainable design in large scale development that is likely to include measures to support a modal shift and increase connectivity to sustainable transport networks. This is supported by T1 Policy Connectivity and Accessibility.</p> <p>It is considered that positive effects could be enhanced through further wording that explicitly identifies these measures.</p>	+?	
<p><b>8. Energy &amp; Climate Change</b> To maximise the potential</p>	<p>The approach requires careful master planning that enhances sustainable design in large scale development. Sustainable design measures are likely to include measures for energy efficiency as well as measures to ensure that development can withstand the effects of climate change. This is</p>	+?	

<sup>9</sup> <http://publications.naturalengland.org.uk/category/38019>

for energy efficiency, reduce greenhouse gas emission and ensure that the built and natural environment and its communities withstand the effects of climate change <sup>10</sup>	supported by Policy CC1 Climate Change and Sustainability.  It is considered however that large scale development locations have the greatest potential of delivering major long term positive effects against this SA Objective, and the Plan could be strengthened to maximise these opportunities and support ambitious or exemplar targets for new large scale projects e.g. carbon neutral development.	
<b>9. Water Resources &amp; Quality</b> To minimise the demand for water and maintain or improve water quality	The approach requires careful master planning that enhances sustainable design in large scale development. Sustainable design measures are likely to include measures for water efficiency as well as measures to ensure that development does not negatively affect water quality. This is supported by Policies CC6 Water Quality and CC1 Climate Change and Sustainability.	+
<b>10. Flood Risk</b> To reduce the risk of flooding from all sources	The strategic growth locations have already been determined through the local plan, and the approach seeks to guide large scale development in these areas, requiring careful master planning and sustainable design. It is assumed that any areas of flood risk can be appropriately avoided and draft DM Policy Flood Risk Management should ensure that development does not lead to any significant effects. Potential for residual neutral effects.	0
<b>11. Soil &amp; Land</b> To protect and conserve soil	The strategic growth locations have already been determined through options investigated for the draft local plan. The policy does not seek to allocate development but rather guide large scale development plans by requiring careful master planning and sustainable design. As such it is unlikely to lead to any significant effects against this SA Objective.	0
<b>12. Biodiversity &amp; Geodiversity</b> To protect, enhance and	The approach requires careful master planning and sustainable design in large scale development that is likely to include biodiversity enhancements and ecological connectivity measures. This is supported by Policies EE3 Nature Conservation and EE2 Enhancing Biodiversity.	+

<sup>10</sup> Please note that Flood Risk is considered by the SA within objective number 10

manage biodiversity & geodiversity	These effects could be more certain if policy wording was strengthened to include the creation of new GI and ecological connectivity; also, supporting text could explain the importance of an ecosystems approach that benefits both biodiversity and human health objectives (and see SA No 2 above).	
<b>13. Landscape</b> Protect and enhance the landscape and townscape	<p>The strategic growth locations have already been determined through options investigated for the Plan. The Plan seeks to guide large scale development by requiring careful master planning and sustainable design, as well as ensuring that development relates well to neighbouring settlements. Supported by strategic policies SP4 Development in the Green Belt and SP5 Important Countryside Gaps as well as policies EE4 Trees, Woodlands and Hedgerows, EE5 Landscape Character and Value, EE6 Tranquillity, EE7 The Chilterns Area of Outstanding Natural Beauty, EE8 Greensand Ridge Nature Improvement Area, and EE9 Forest of Marston Vale, development should not lead to any significant negative effects.</p> <p>The likely inclusion of new GI and public realm enhancements are likely to lead to minor positive effects in the long term; however, there remains an element of uncertainty until site level details and assessments are completed.</p>	<p style="text-align: center; background-color: #92d050;">+?</p>
<b>14. Historic Environment</b> To ensure the protection and enhancement of heritage assets, the historic environment and its setting	<p>The strategic growth locations have already been determined through options investigated for the plan, and it seeks to guide large scale development in these areas, requiring careful master planning and sustainable design.</p> <p>It is assumed that sensitive and responsive design can ensure that development does not negatively affect any heritage assets that are within the locations or in close proximity. This is supported by Policies HE1 Archaeology and HE3 Built Heritage.</p> <p>Successful design also has the potential to positively affect heritage settings in the long term, particularly through public realm improvements and improvements to access and signage; however, these effects are largely dependent upon site level details and are thus uncertain at this stage. Potential for overall residual neutral effects at this stage of assessment.</p>	<p style="text-align: center; background-color: #0070c0; color: white;">0</p>
<p><b>Summary of Key Negative &amp; Positive Effects for Sustainable Development:</b></p> <p>The requirement for master planning and sustainable design in large scale developments is likely to lead to minor positive effects against SA Objectives, including housing, communities, employment, health, highways &amp; air quality, sustainable transport, energy &amp; climate change, water resources &amp; quality, biodiversity &amp; geodiversity, and landscapes. Enhanced policy wording which maximises the opportunities for development gains against each of these topics could enhance the identified positive effects. The explicit requirement for enhanced service</p>		

and facility provisions is likely to lead to major long term positive effects.

The strategic growth locations are already determined through the draft Local Plan in other policies with some mitigation measures provided, and as such this approach is unlikely to significantly affect the topics of Development in Green Belt, Equalities, Flood Risk, Soil Quality and the Historic Environment. No potential significant negative effects have been identified because of this strategic approach.

It is noted that after more detailed technical work, the next stage of the Plan will include locationally specific key characteristics, provisional capacities for homes & employment, and requirements to confirm implementation of mitigation measures and possibilities for enhancement.

**SA Recommendations:**

- The Policy wording could make more explicit the requirements with regard to Green (and Blue) Infrastructure
- Consider including explanation of the ecosystems approach in the supporting text to encourage GI with more positive effects for human health & well-being
- Possible insertion about sustainable travel – positive effects could be enhanced through further wording that explicitly identifies these measures to support a modal shift and increase connectivity to sustainable transport networks

**Strategic Policy: Gypsy and Traveller, and Travelling Showpeople Pitch Requirement**

**Gypsy and Travellers**

The Council will facilitate the development of up to 71 pitches to meet the Gypsy and Traveller accommodation need in Central Bedfordshire over the period 2015 - 2035.

The Council will allocate 23 pitches over this period, with 14 of these to be delivered by 2021.

The remaining pitches will be delivered via a criteria-based policy to consider future planning applications for Gypsy and Traveller Sites (see Policy X) in order to deliver up to 48 additional pitches.

**Travelling Showpeople**

With regards Travelling Showpeople, the Council will facilitate the development of up to 31 plots in Central Bedfordshire over the period 2015 - 2035.

The Council will allocate 21 plots over this period, with 16 of these to be delivered by 2021 to ensure that the Council has an up to date 5 year supply.

The remaining plots will be delivered via a criteria-based policy to consider future planning applications for Gypsy and Traveller / Travelling Showpeople Sites (see Policy GTX) in order to deliver up to 10 additional plots.

SA Objective	<b>Assessment of Effects</b> <b>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1. Housing</b> To ensure that the housing needs of all residents and communities are met	The policy seeks to deliver a proportion of specialist housing (caravans & mobile homes) needs (of Gypsies, Travellers and Travelling Showpeople) and facilitate the delivery of the remaining identified needs with the potential for major long term positive effects for these communities supporting the SA objective to meet the housing needs of all. The allocation of land suitable to meet all the required pitch needs would make major positive effects more certain; however, allowing for planning applications to come forward also provides a degree of flexibility and community choice.	++

<p><b>2. Communities<sup>11</sup></b> To maintain and enhance community and settlement identities</p>	<p>The policy seeks to deliver specialist housing needs. The allocation of a number of pitches will allow for consultation with communities through the Local Plan process and support effective integration of these allocations with the potential for minor long term positive effects on settlement identities. The allowance for further sites to come forward according with criteria-based policy will help to reduce the likelihood of unauthorised sites emerging that can break down community cohesion and erode settlement identities. It is unclear at this stage whether any of the allocated sites will result in the loss of any designated Green Belt land.</p>	<p>?</p>	<p>+</p>
<p><b>3. Services &amp; Facilities</b> To improve accessibility to services and facilities<sup>12</sup></p>	<p>It is assumed that allocations will be appropriately located to ensure suitable accessibility to existing services and facilities, however without precise location details at this stage it remains uncertain.  It is assumed that good accessibility to existing services and facilities will also be one of the criteria in the supporting criteria-based policy guiding future planning applications for pitches, however in the absence of this supporting policy this again remains uncertain at this stage. Mitigation is provided to some extent through T1 Policy Connectivity and Accessibility.</p>	<p>0?</p>	
<p><b>4. Employment</b> To support the economy and ensure that there are suitable opportunities for employment</p>	<p>The policy does not seek to allocate any new employment land and is unlikely to lead to any significant effects. However, support for travelling showpeople will help promote this way of life including such travelling employment with some positive effects; it may be noted that these pitches will need more space to accommodate vehicles and equipment for travelling show events.  It is assumed that the allocated pitches will be appropriately located to ensure suitable accessibility to employment opportunities, however without precise location details at this stage it remains uncertain. It is assumed that good accessibility to employment opportunities will also be one of the criteria in the supporting criteria-based policy guiding future planning applications for pitches; however, in the absence of this supporting policy this again remains uncertain at this stage. Effects on town centres unknown at this stage.</p>	<p>0</p>	<p>?</p>

<sup>11</sup> Please note that first symbol relates to location in/out of Green Belt designation; second symbol relates to effects on integration & identity for existing settlements

<sup>12</sup> This relates to the provision of services and facilities, such as schools, healthcare centres, shops, and hospitality (café, restaurant, pub).

<p><b>5. Health &amp; Equality</b> To improve the health and wellbeing of communities and reduce inequalities</p>	<p>The policy does not seek to bring regeneration to areas of higher deprivation and is unlikely to lead to any significant effects. By specifically addressing this ethnic group and their housing needs, major positive effects are indicated by reducing potential inequalities.</p> <p>The policy does not seek to deliver Green Infrastructure gains, and the precise location of allocated pitches is unknown at this stage, the accessibility to areas of green infrastructure therefore remains uncertain at this stage. It is assumed that good accessibility to open / green space will be one of the criteria in the supporting criteria-based policy guiding future planning applications for pitches, however in the absence of this supporting policy this again remains uncertain at this stage. Mitigation is provided to some extent through Policy EE1 Green Infrastructure.</p>	<p>++</p>	<p>?</p>
<p><b>6. Highways &amp; Air Quality</b> To maintain and improve the existing highway network and reduce associated indirect impacts on air quality and greenhouse gas emissions</p>	<p>Development has the potential to increase traffic and stress on the highway network, and concurrently decrease air quality, however until the precise location of allocations, and the supporting criteria-based policy guidance is determined these effects remain largely uncertain at this time. It is likely that numbers in any one place will not be significant and mitigation is provided through policies T6 Strategic Transport Improvements, T2 Mitigation of Transport Impacts on the Network, T1 Connectivity and Accessibility, T5 Development and Public Transport Interchanges and T7 Low Emission Vehicles to ensure no significant effects. Likely residual neutral effects.</p>	<p>0</p>	
<p><b>7. Sustainable Transport</b> To encourage a demonstrable modal shift and reduce the need to travel</p>	<p>It is assumed that allocations will be appropriately located to ensure suitable accessibility to existing sustainable transport connections; however, without precise location details at this stage it remains uncertain. It is assumed that good accessibility to existing sustainable transport connections will also be one of the criteria in the supporting criteria-based policy guiding future planning applications for pitches, however in the absence of this supporting policy this again remains uncertain at this stage. Mitigation is provided to some extent through T1 Policy Connectivity and Accessibility.</p>	<p>?</p>	
<p><b>8. Energy &amp; Climate Change</b> To maximise the potential for energy efficiency, reduce greenhouse gas emission and ensure that the built and natural environment and its communities withstand the effects of climate</p>	<p>The policy seeks to allocate and guide the future development of pitches that will house mobile housing rather than fixed built development, which is not subject to the design and build standards outlined by core policies. There is a lower likelihood and uncertainty that these sites will therefore maximise the potential for energy efficiency, and be able to withstand the effects of climate change in the housing units themselves. The supporting criteria-based policy should seek to ensure that onsite opportunities for energy efficiency and climate change mitigation and adaptation outside of the housing units themselves is maximised, for example through wind turbines on site, GI and Sustainable Drainage Systems.</p>	<p>?</p>	



change <sup>13</sup>		
<b>9. Water Resources &amp; Quality</b> To minimise the demand for water and maintain or improve water quality	The allocations and identified requirement for this type of development is likely to lead to a minor increase in the demand for water resources overall in a water stressed Plan area however this is not significant growth and mitigation is provided through draft DM Policy Climate Change and Sustainability.  Until the precise location of allocations and criteria-based policy guidance is determined the overall effects on water quality remain uncertain at this stage. Mitigation is provided through Policies CC6 Water Quality and CC7 Pollution which should ensure at least neutral effects.	0
<b>10. Flood Risk</b> To reduce the risk of flooding from all sources	It is assumed that allocations will be appropriately located to avoid all forms of flood risk, however without precise location details at this stage it remains uncertain. It is assumed that the avoidance of this type of development within flood risk areas will also be one of the criteria in the supporting criteria-based policy guiding future planning applications for pitches, particularly given the sensitivity of the proposed use to flood risks, however in the absence of this supporting policy this again remains uncertain at this stage. Mitigation is provided to some extent through CC3 Policy Flood Risk Management.	?
<b>11. Soil &amp; Land</b> To protect and conserve soil	Development has the potential to result in the loss of greenfield land and minor long term negative effects on soils. It is assumed that allocations and policy guidance will seek to avoid the loss of best and most versatile agricultural land; however, this remains uncertain at this stage in the absence of precise allocation location details and the supporting criteria-based policy. Policy DC6 Agricultural Land asserts that development on Grades 1, 2 and 3a agricultural land will not be permitted unless significant sustainability considerations which override the need to protect the land can be demonstrated; and there are no suitable alternative sites which are available for the proposed development – providing strong mitigation and protection for soil quality.	-?
		0
<b>12. Biodiversity &amp; Geodiversity</b> To protect, enhance and	It is assumed that allocations will be appropriately located to avoid negative effects on designated and non-designated biodiversity and geodiversity; however, without precise location details at this stage it remains uncertain. It is assumed that the avoidance of this type of	0?

<sup>13</sup> Please note that Flood Risk is considered by the SA within objective number 10

manage biodiversity & geodiversity	development within designated biodiversity areas will also be one of the criteria in the supporting criteria-based policy guiding future planning applications for pitches; however, in the absence of this supporting policy this again remains uncertain at this stage. Mitigation is provided to some extent through Policies EE3 Nature Conservation and EE2 Enhancing Biodiversity.	
<b>13. Landscape</b> Protect and enhance the landscape and townscape	<p>It is assumed that allocations will be appropriately located to avoid negative effects on designated landscapes and important landscape characteristics; however, without precise location details at this stage it remains uncertain. It is assumed that the avoidance of negative effects on designated landscapes and landscape settings in this type of development will also be one of the criteria in the supporting criteria-based policy guiding future planning applications for pitches, however in the absence of this supporting policy this again remains uncertain at this stage. It is further assumed that these will be small scale developments and therefore, at least likely neutral effects.</p> <p>Mitigation is provided to some extent through Policies SP3 Development in the Green Belt &amp; SP5 Important Countryside Gaps as well as Policies EE4 Trees, Woodlands and Hedgerows, EE5 Landscape Character and Value, EE6 Tranquillity, EE7 The Chilterns Area of Outstanding Natural Beauty, EE8 Greensand Ridge Nature Improvement Area, and EE9 Forest of Marston Vale.</p>	<p style="text-align: center; background-color: #0070C0; color: white; font-weight: bold;">0?</p>
<b>14. Historic Environment</b> To ensure the protection and enhancement of heritage assets, the historic environment and its setting	<p>It is assumed that allocations will be appropriately located to avoid negative effects on designated and non-designated heritage assets; however, without precise location details at this stage it remains uncertain.</p> <p>It is assumed that the avoidance of negative effects on heritage settings in this type of development will also be one of the criteria in the supporting criteria-based policy guiding future planning applications for pitches, however in the absence of this supporting policy this again remains uncertain at this stage. Mitigation is provided to some extent through Policies HE1 Archaeology and HE3 Built Heritage. It is further assumed that these will be small scale developments and therefore, at least likely neutral effects.</p>	<p style="text-align: center; background-color: #0070C0; color: white; font-weight: bold;">0?</p>
<p><b>Summary of Key Negative &amp; Positive Effects for Sustainable Development:</b></p> <p>Until the precise location of allocated sites is identified, and the supporting criteria-based policy guiding planning applications for future pitches is determined the effects against many of the SA Objectives remain uncertain at this stage, particularly in terms of accessibility to services, facilities, transport connections, employment opportunities and open space, as well as in regards to flood risk, green belt development, traffic &amp; air quality, energy &amp; climate change, landscapes, biodiversity and the historic environment. Negative effects through</p>		

loss of the soil resource. DM Policies should reduce potential negative effects to at least neutral.

The policy is likely to result in positive effects for housing and communities by meeting the needs of minority communities, and delivering allocations through the Local Plan process which is subject to consultation with community groups.

**Strategic Policy SP3: Development in the Green Belt**

The Council will work proactively with developers, and landowners to enhance the beneficial uses of the Green Belt.

Within the Green Belt there is a general presumption against inappropriate development. Inappropriate development proposals within the Green Belt will be assessed in accordance with government guidance contained in the NPPF and NPPG. Planning permission for inappropriate development will only be granted where demonstrable, very special circumstances which outweigh the harm to the Green Belt can be demonstrated. "Very special circumstances" justifying inappropriate development on a site within the Green Belt will be determined by the Council on a case-by-case basis.

Where "very special circumstances" are agreed with the Council, applicants will be required to contribute to improvements to the environmental quality and/or accessibility of surrounding Green Belt land commensurate to the size of the proposal (for example by improving damaged and derelict land, improving access, visual amenity and biodiversity) either directly or via financial contributions.

Replacement of buildings will be permitted provided that the building is in the same use, is not materially larger, and does not have a greater impact on the openness and rural character of the Green Belt than the existing development.

The Council will consider infill development acceptable in principle within 'inset settlements'. Particular attention will be paid to assessing the quality of development proposed and the likely impact on the character of the settlement and its surroundings.

SA Objective	<p style="text-align: center;"><b>Assessment of Effects</b></p> <p style="text-align: center;"><b>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b></p>	
<p><b>1. Housing</b> To ensure that the housing needs of all residents and communities are met</p>	<p>Green Belt necessarily presents a constrain to new development in order that its purposes are served. However the Plan identifies the need for some limited release of Green Belt for development, particularly housing, to ensure delivery of sustainable growth. This will be in Growth Area A . The policy provides for development where very special circumstances are met in line with national policy, and Policy SP1 and the Strategic Strategic Growth Locations would result in development in the Green Belt . Demonstration and agreement of very special circumstances may have a negative effect on delivery. Review of Green Belt boundaries, particularly identifying areas that make minor contribution to Green Belt functions, would further enable development in sustainable locations.</p>	<p style="text-align: center;">-</p>

<p><b>2. Communities<sup>14</sup></b> To maintain and enhance community and settlement identities</p>	<p>The policy will protect the majority of the Green Belt from development and in doing so help to maintain the integrity of settlements within the Green Belt. The policy provides for infill development within the inset settlements, that will enable provision of additional high quality development to maintain vitality and character of these.</p>	<p>++</p>	<p>+</p>
<p><b>3. Services &amp; Facilities</b> To improve accessibility to services and facilities<sup>15</sup></p>	<p>Services would be likely to be provided within settlements and the policy steers development to existing urban areas in Area A. The Strategic Growth Locations proposed within the Green Belt (North of Luton, West of Luton) include provision for associated services and facilities, and Green Belt policy could have a minor negative effect on their delivery. Overall the effects are likely to be neutral.</p>	<p>0</p>	
<p><b>4. Employment</b> To support the economy and ensure that there are suitable opportunities for employment</p>	<p>Green Belt policy could have a negative effect on economic development and more specifically delivery of new employment in the Strategic Growth Areas North and West of Luton, and in other settlements within the Green Belt. However, it may also have a positive effect through focusing economic development into the urban areas within Area A and in doing so contribute to economic development and vitality of town centres such as Dunstable.</p>	<p>-</p>	<p>++?</p>
<p><b>5. Health &amp; Equality</b> To improve the health and wellbeing of communities and reduce inequalities</p>	<p>Green Belt policy, through constraining development and focusing it into urban areas, may contribute to regeneration and improved vitality of town centres in Area A. It will also protect open space and green infrastructure, and the policy seeks to improve environmental quality and accessibility to Green Belt in conjunction with Green Belt release and development in the Green Belt, which should result in a net gain in the amount and quality of green infrastructure.</p>	<p>+</p>	<p>++</p>
<p><b>6. Highways &amp; Air Quality</b> To maintain and improve the existing highway network and reduce associated indirect impacts on air quality and greenhouse gas emissions</p>	<p>The policy is likely to have minor positive effect on this objective. Generally constraining development outside of settlements and encouraging redevelopment within urban areas (or on the edge of these in the Growth Locations in Area A with associated provision of transport improvements) should help to reduce the need for travel by car and enhance the existing networks with associated benefits for air quality and greenhouse gas emissions.</p>	<p>+</p>	
<p><b>7. Sustainable Transport</b> To encourage a demonstrable modal shift</p>	<p>The policy is likely to have minor positive effect on this objective. Generally constraining development outside of settlements and encouraging redevelopment within urban areas (or on the edge of these in the Growth Locations in Area A with associated provision of transport</p>	<p>+</p>	

<sup>14</sup> Please note that first symbol relates to location in/out of Green Belt designation; second symbol relates to effects on integration & identity for existing settlements

<sup>15</sup> This relates to the provision of services and facilities, such as schools, healthcare centres, shops, and hospitality (café, restaurant, pub).

and reduce the need to travel	improvements) should help to reduce the need for travel by car and enhance the existing networks.	
<b>8. Energy &amp; Climate Change</b> To maximise the potential for energy efficiency, reduce greenhouse gas emission and ensure that the built and natural environment and its communities withstand the effects of climate change <sup>16</sup>	The policy is likely to have a limited and neutral effect on this objective as it is unlikely to affect energy efficiency or resilience to the effects of climate change. NPPF makes it clear that very special circumstances may include wider environmental benefits associated with renewable energy generation, and so provides for flexibility to accommodate appropriate renewable energy installations.	0
<b>9. Water Resources &amp; Quality</b> To minimise the demand for water and maintain or improve water quality	The policy is likely to have a minor positive effect on delivery of the objective regarding water resources, through constraining development generally that would lead to increases in consumption, demand for treatment,	+
<b>10. Flood Risk</b> To reduce the risk of flooding from all sources	The policy is likely to have a minor positive effect on delivery of the objective through providing general constraint on development in Area A that may impinge on flood zones 2 & 3 (of very limited extent in Area A) or increase the area of impermeable surface.	+
<b>11. Soil &amp; Land</b> To protect and conserve soil	The policy is likely to have a major positive effect on delivery of the objective through providing general constraint on development outside of settlements in Area A and so reducing development on greenfield land and consequent risk of loss of best and most versatile agricultural land. This will also steer development (except for Growth Locations) to existing urban areas and previously developed land and sites.	++ ++
<b>12. Biodiversity &amp; Geodiversity</b>	The policy is likely to have a major positive and complementary effect on delivery of the objective through providing general constraint on development outside of settlements in Area A and so reducing development on areas of important existing or potential habitat or geological	++

<sup>16</sup> Please note that Flood Risk is considered by the SA within objective number 10; air quality is discussed against SA Objective 6.

To protect, enhance and manage biodiversity & geodiversity	interest. The policy also seeks enhancement and beneficial uses of Green Belt, which will include for biodiversity.	
<b>13. Landscape</b> Protect and enhance the landscape and townscape	The policy is likely to have a major positive and complementary effect on delivery of the objective through providing general constraint on development outside of settlements in Area A and so reducing development on areas of landscape importance and on the general rural landscape character.	++
<b>14. Historic Environment</b> To ensure the protection and enhancement of heritage assets, the historic environment and its setting	The policy is likely to have a positive effect on delivery of the objective through providing general constraint on development in Area A that may affect historic or heritage assets and their settings	+
<b>Summary of Key Negative &amp; Positive Effects for Sustainable Development:</b>		
<p>Overall the policy is likely to have a complementary positive effect on the achievement of the objectives that also seek to protect natural resources including soils, landscape, biodiversity and water through providing general constrain on development in Area A, requiring development to demonstrate very special circumstances. These may be demonstrated in the Growth Areas or through review of Green Belt boundaries, and in these circumstances the policy seeks to achieve enhancements to the quality and accessibility of Green Belt land. Through providing high level constraint on development this could have a negative effect on delivery of new employment land with consequences for economic development.</p>		

<b>Strategic Policy SP4: Coalescence</b>		
Other than for specific proposals and land allocations in the Local Plan, new development in the countryside must avoid reducing open land that contributes to the form and character of existing settlements. In considering applications for development the Council will have regard to maintaining the individual identity of towns and villages and will resist any extensions to built-up areas that might lead to coalescence between settlements.		
<b>SA Objective</b>	<b>Assessment of Effects</b> <b>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1. Housing</b> To ensure that the housing needs of all residents and communities are met	The policy may constrain development in certain locations where this may be leading to coalescence, and so could have a minor negative effect on delivery of housing where this may be in extensions to existing settlements.	- ?
<b>2. Communities<sup>17</sup></b> To maintain and enhance community and settlement identities	The policy, through constraining development in the countryside, would complement other constraint policies including, in Area A, Green Belt. Its purpose is to preserve the separate identities of neighbouring settlements and communities and so would be expected to have a major positive effect on preserving and enhancing settlement character.	+ ++
<b>3. Services &amp; Facilities</b> To improve accessibility to services and facilities <sup>18</sup>	The policy is likely to have only a neutral effect on this objective as it would not directly affect delivery of or accessibility to services, but may encourage development within settlements where there may be better access to services.	0

<sup>17</sup> Please note that first symbol relates to location in/out of Green Belt designation; second symbol relates to effects on integration & identity for existing settlements

<sup>18</sup> This relates to the provision of services and facilities, such as schools, healthcare centres, shops, and hospitality (café, restaurant, pub).



<p><b>4. Employment</b> To support the economy and ensure that there are suitable opportunities for employment</p>	<p>The policy is likely to have a minor positive effect on this objective as while it may constrain economic development and provision and development of employment land on the edge of settlements it may also serve to concentrate development within settlements with employment opportunities and support enhancement of services in town centres.</p>	<p>0</p>	<p>+</p>
<p><b>5. Health &amp; Equality</b> To improve the health and wellbeing of communities and reduce inequalities</p>	<p>The policy is likely to steer development towards existing urban areas and so may help in encouraging investment and regeneration within settlements. It will help constrain development in the countryside and so help protect rural green space and green infrastructure</p>	<p>+</p>	<p>+</p>
<p><b>6. Highways &amp; Air Quality</b> To maintain and improve the existing highway network and reduce associated indirect impacts on air quality and greenhouse gas emissions</p>	<p>The policy is likely to have a neutral effect on this objective. By constraining development on the edge of some settlements it may help to focus development within urban areas, and so avoiding increases in traffic associated with edge-of-town developments and associated emissions.</p>	<p>0?</p>	
<p><b>7. Sustainable Transport</b> To encourage a demonstrable modal shift and reduce the need to travel</p>	<p>The policy is likely to have a neutral effect on this objective. By constraining development on the edge of some settlements it may help to focus development within urban areas, and so avoiding increases in traffic associated with edge-of-town developments.</p>	<p>0?</p>	
<p><b>8. Energy &amp; Climate Change</b> To maximise the potential for energy efficiency, reduce greenhouse gas emission and ensure that the built and natural environment and its communities withstand the effects of climate</p>	<p>The policy is unlikely to have an effect on delivery of this objective as it is unlikely to affect energy efficiency, deployment of renewable energy, or resilience to the effects of climate change.</p>	<p>0</p>	

change <sup>19</sup>		
<b>9. Water Resources &amp; Quality</b> To minimise the demand for water and maintain or improve water quality	The policy is unlikely to have an effect on delivery of this objective as it is unlikely to affect water resources or water quality.	0
<b>10. Flood Risk</b> To reduce the risk of flooding from all sources	Through constraining development in the countryside there may be a minor positive effect through reducing development of green field sites and consequent increased area of impermeable surface.	+
<b>11. Soil &amp; Land</b> To protect and conserve soil	Through constraining development in the countryside there may be a minor positive effect through reducing development of green field land and loss of agricultural land. It may also encourage development within urban areas and help encourage development of previously developed land.	+ +
<b>12. Biodiversity &amp; Geodiversity</b> To protect, enhance and manage biodiversity & geodiversity	Through constraining development in the countryside there may be a minor positive effect through reducing development of green field land and potential loss of biodiversity and green infrastructure, but on its own would also be unlikely to encourage enhancements or deliver net gain.	+
<b>13. Landscape</b> Protect and enhance the landscape and townscape	Through constraining development in the countryside there may be a minor positive effect through reducing development of green field land and impact on landscape character, but on its own would also not be likely to encourage enhancements.	+

<sup>19</sup> Please note that Flood Risk is considered by the SA within objective number 10; air quality is discussed against SA Objective 6.

<p><b>14. Historic Environment</b> To ensure the protection and enhancement of heritage assets, the historic environment and its setting</p>	<p>Through constraining development in the countryside there may be a minor positive effect through reducing potential for development to adversely affect heritage assets and their settings, although through encouraging development within settlements could increase development in proximity to heritage assets within urban areas.</p>	+
<p><b>Summary of Key Negative &amp; Positive Effects for Sustainable Development:</b></p> <p>The key aim of the policy is to prevent settlement coalescence and so it will have a major positive effect on settlement identities and characters. Through constraining development in parts of the countryside the policy is likely to have a minor positive effect on protection of countryside and environmental resources and a minor negative effect on delivery of employment land on the edge of settlements. The effects on other objectives are likely to be limited and neutral.</p>		

<b>Strategic Policy SP5: Important Countryside Gaps</b>		
Important Countryside Gaps will be defined on the proposals map that accompanies the pre-submission version of the Plan. The Council will not grant permission for unallocated development that would promote the visual or physical coalescence of nearby settlements.		
SA Objective	<b>Assessment of Effects</b>	
	<b>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1. Housing</b> To ensure that the housing needs of all residents and communities are met	The policy will constrain development in the defined Important Countryside Gaps and so could have a minor negative effect on delivery of housing where this may be in extensions to existing settlements.	-
<b>2. Communities<sup>20</sup></b> To maintain and enhance community and settlement identities	The policy, through constraining development in the countryside in the defined Important Countryside Gaps, would complement other constraint policies and help preserve the separate identities of settlements and communities and so would be expected to have a major positive effect on preserving and enhancing settlement character.	+ +
<b>3. Services &amp; Facilities</b> To improve accessibility to services and facilities <sup>21</sup>	The policy is likely to have only a neutral effect on this objective as it would not directly affect delivery of or accessibility to services, but may encourage development within settlements where there may be better access to services.	0

<sup>20</sup> Please note that first symbol relates to location in/out of Green Belt designation; second symbol relates to effects on integration & identity for existing settlements

<sup>21</sup> This relates to the provision of services and facilities, such as schools, healthcare centres, shops, and hospitality (café, restaurant, pub).

<p><b>4. Employment</b> To support the economy and ensure that there are suitable opportunities for employment</p>	<p>The policy is likely to have a minor positive effect on this objective as while it may constrain economic development and provision and development of employment land in Important Countryside Gaps it may also serve to concentrate development within settlements with employment opportunities and support enhancement of services in town centres.</p>	<p>0</p>	<p>+</p>
<p><b>5. Health &amp; Equality</b> To improve the health and wellbeing of communities and reduce inequalities</p>	<p>The policy is likely to steer development towards existing urban areas and so may help in encouraging investment and regeneration within settlements. It will constrain development in the countryside and so help protect rural green space and green infrastructure</p>	<p>+</p>	<p>+</p>
<p><b>6. Highways &amp; Air Quality</b> To maintain and improve the existing highway network and reduce associated indirect impacts on air quality and greenhouse gas emissions</p>	<p>The policy is likely to have a neutral effect on this objective. By constraining development in Important Countryside Gaps it may help to focus development within urban areas, and so avoiding increases in traffic associated with edge-of-town developments and associated emissions.</p>	<p>0</p>	
<p><b>7. Sustainable Transport</b> To encourage a demonstrable modal shift and reduce the need to travel</p>	<p>The policy is likely to have a neutral effect on this objective. By constraining development in Important Countryside Gaps it may help to focus development within urban areas, and so avoiding increases in traffic associated with edge-of-town developments.</p>	<p>0</p>	
<p><b>8. Energy &amp; Climate Change</b> To maximise the potential for energy efficiency, reduce greenhouse gas emission and ensure that the built and natural environment and its communities withstand the effects of climate</p>	<p>The policy is unlikely to have an effect on delivery of this objective as it is unlikely to affect energy efficiency, deployment of renewable energy, or resilience to the effects of climate change.</p>	<p>0</p>	

change <sup>22</sup>		
<b>9. Water Resources &amp; Quality</b> To minimise the demand for water and maintain or improve water quality	The policy is unlikely to have an effect on delivery of this objective as it is unlikely to affect water resources or water quality.	<b>0?</b>
<b>10. Flood Risk</b> To reduce the risk of flooding from all sources	Through constraining development in the Important Countryside Gaps there may be a minor positive effect through reducing development of green field sites and consequent increased area of impermeable surface.	<b>+</b>
<b>11. Soil &amp; Land</b> To protect and conserve soil	Through constraining development in the Important Countryside Gaps there may be a minor positive effect through reducing development of green field land and loss of agricultural land. It may also encourage development within urban areas and help encourage development of previously developed land.	<b>+</b> <b>+</b>
<b>12. Biodiversity &amp; Geodiversity</b> To protect, enhance and manage biodiversity & geodiversity	Through constraining development in the Important Countryside Gaps there may be a minor positive effect through reducing development of green field land and potential loss of biodiversity and green infrastructure, but on its own would also be unlikely to encourage enhancements or deliver net gain.	<b>+</b>
<b>13. Landscape</b> Protect and enhance the landscape and townscape	Through constraining development in the Important Countryside Gaps there may be a minor positive effect through reducing development of green field land and impact on landscape character, but on its own would also not be likely to encourage enhancements.	<b>+</b>

<sup>22</sup> Please note that Flood Risk is considered by the SA within objective number 10; air quality is discussed against SA Objective 6.

<p><b>14. Historic Environment</b> To ensure the protection and enhancement of heritage assets, the historic environment and its setting</p>	<p>Through constraining development in the Important Countryside Gaps there may be a minor positive effect through reducing potential for development to adversely affect heritage assets and their settings, although through encouraging development within settlements could increase development in proximity to heritage assets within urban areas.</p>	+
<p><b>Summary of Key Negative &amp; Positive Effects for Sustainable Development:</b></p> <p>The policy will have a major positive effect on settlement identities and characters. Through constraining development in parts of the countryside the policy is likely to have a minor positive effect on protection of countryside and environmental resources and a minor negative effect on delivery of employment land on the edge of settlements. The effects on other objectives are likely to be limited and neutral.</p>		

## Strategic Policy: Settlement Hierachy

### Major Service Centres

Major service centres provide a focus for employment, shopping and community facilities for the local community and surrounding rural communities.

• Ampthill *	• Biggleswade	• Dunstable *	• Flitwick *
• Houghton Regis *	• Leighton Buzzard *	• Sandy	

### Minor Service Centres

Minor service centres are large villages or small towns with a good level of services, possibly including a school, doctor's surgery, a basic retail offer and frequent public transport links.

• Arlesey	• Barton Le Clay *	• Caddington *	• Cranfield
• Harlington **	• Henlow	• Langford	• Lower Stondon
• Potton	• Shefford	• Stotfold	• Toddington *

### Large Villages

• Aspley Guise **	• Blunham	• Clophill	• Eaton Bray *
• Fairfield	• Flitton, Greenfield & Wardhedges	• Heath & Reach *	• Hockcliffe *
• Houghton Conquest	• Kensworth **	• Linslade	• Marston Moretaine
• Maulden	• Shillington	• Silsoe	• Slip End *
• Totternhoe	• Upper Caldecote	• Westoning **	• Woburn **



### Small Villages

• Aspley Heath **	• Billington	• Brogborough	• Broom
• Campton	• Chalton **	• Clifton	• Dunton
• East Hyde	• Eggington	• Eversholt	• Everton
• Haynes	• Husborne Crawley	• Ickwell	• Lidlington
• Meppershall	• Millbrook	• Milton Bryan	• Moggerhanger
• Northill	• Old Warden	• Pulloxhill	• Ridgmont **
• Salford	• Southill	• Stanbridge **	• Stanford
• Steppingley	• Streatley	• Studham	• Sutton
• Tebworth	• Tempsford (west)	• Tilsworth	• Upper Gravenhurst
• Upper Sundon	• Wharley End	• Whipsnade	• Wingfield
• Wrestlingworth			

Settlements not identified within the hierarchy are, due to their small size and rural character, considered to be part of the countryside. Settlements shaded in **Green** are Green Belt Settlements.

\* Settlements that are inset from the Green Belt

\*\* Settlements that are washed over by the Green Belt and have infill only boundaries

SA Objective	<b>Assessment of Effects</b> <b>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
<b>1. Housing</b> To ensure that the housing needs of all residents and communities are met	The policy provides describes and defines the settlement hierarchy to which Policy SP6 applies. In providing the strategic context for the location of development, the hierarchy will ensure that development is appropriate to the settlement type and size, reflecting the capacity studies that have been undertaken that assess constraints on development and opportunities including access to services, availability and capacity of infrastructure. In steering development to settlements that can best accommodate it, the policy will have a major positive effect on housing delivery.	
<b>2. Communities<sup>23</sup></b> To maintain and enhance community and settlement identities	Through steering development to the appropriate settlement type (in the hierarchy) and within settlement envelopes (SP6), the policy will help to ensure that the objective is met through maintaining and enhancing services and facilities and preventing coalescence and development in the Green Belt and countryside, thus maintaining settlement character.	
<b>3. Services &amp; Facilities</b> To improve accessibility to services and facilities <sup>24</sup>	Through providing for development and enhanced service provision appropriate to settlement type and scale, the policy will contribute positively to achievement of the objective.	
<b>4. Employment</b> To support the economy and ensure that there are suitable opportunities for employment	Through providing for development and enhanced service provision appropriate to settlement type and scale and position within the hierarchy, the policy will contribute positively to achievement of the objective.	

<sup>23</sup> Please note that first symbol relates to location in/out of Green Belt designation; second symbol relates to effects on integration & identity for existing settlements

<sup>24</sup> This relates to the provision of services and facilities, such as schools, healthcare centres, shops, and hospitality (café, restaurant, pub).

<p><b>5. Health &amp; Equality</b> To improve the health and wellbeing of communities and reduce inequalities</p>	<p>Through providing for development and enhanced service provision appropriate to settlement type and scale, the policy will contribute positively to achievement of the objective by encouraging investment and regeneration in urban areas, constraining development in the countryside and so potential loss of green infrastructure. Policy HQ1 will also apply to developments and ensure health is taken into account.</p>	+	+
<p><b>6. Highways &amp; Air Quality</b> To maintain and improve the existing highway network and reduce associated indirect impacts on air quality and greenhouse gas emissions</p>	<p>All development will generate additional traffic. Through providing for development and enhanced service provision appropriate to settlement type and scale, the policy will contribute positively to achievement of the objective by focusing larger-scale development to major and minor service centres where access to services is likely to through sustainable transport and so reduce increases in traffic. In addition, providing for service provision in smaller settlements may also improve local accessibility. Major and comprehensive development would provide opportunities for highway and public transport enhancement. Policies T1, T2, T3, T4 and T6 would also apply and help ensure that adverse effects are avoided and mitigated.</p>	+	
<p><b>7. Sustainable Transport</b> To encourage a demonstrable modal shift and reduce the need to travel</p>	<p>Through providing for development and enhanced service provision appropriate to settlement type and scale, the policy will contribute positively to achievement of the objective by focusing larger-scale development to major and minor service centres where access to services is likely to through sustainable transport and so reduce increases in traffic. In addition, providing for service provision in smaller settlements may also improve local accessibility. Policies T1, T2, T3, T4 and T6 would also apply and help ensure that adverse effects are avoided and mitigated.</p>	+	
<p><b>8. Energy &amp; Climate Change</b> To maximise the potential for energy efficiency, reduce greenhouse gas emission and ensure that the built and natural environment and its communities withstand the effects of climate change<sup>25</sup></p>	<p>The policy is likely to have a minor positive effect as although on its own it does not promote energy efficiency or renewable energy, or improve resilience to climate change, through focusing major development on areas that are best able to accommodate it, and through opportunities for building into development design measures. Policies CC1, CC2, CC3, and CC5 also apply and help ensure that adverse effects are avoided and mitigated.</p>	+?	
<p><b>9. Water Resources &amp; Quality</b></p>	<p>Providing for appropriate scales of development in existing settlement envelopes is likely to facilitate connections to existing infrastructure, although there may be local capacity issues in terms of wastewater treatment, but this depends on evidence from the water cycle studies and</p>	+?	

<sup>25</sup> Please note that Flood Risk is considered by the SA within objective number 10; air quality is discussed against SA Objective 6.

To minimise the demand for water and maintain or improve water quality	the scale and location of development. Policy CC6 and CC7 would also apply and help ensure that adverse effects are avoided and mitigated.	
<b>10. Flood Risk</b> To reduce the risk of flooding from all sources	Providing for appropriate scales of development in existing settlement envelopes is likely to reduce loss of green field land and encourage redevelopment of previously developed land, which may reduce encroachment into flood risk areas and avoid increasing impermeable areas. However, this is site specific and so the effects are uncertain. Policies CC3 and CC5 would be applied and would help ensure adverse effects would be avoided and mitigated.	+
<b>11. Soil &amp; Land</b> To protect and conserve soil	Providing for appropriate scales of development in existing settlement envelopes is likely to reduce loss of green field land and soils and agricultural land while encouraging redevelopment of previously developed land. Policy DC6 would also apply and help ensure that adverse effects are avoided and mitigated.	+ +
<b>12. Biodiversity &amp; Geodiversity</b> To protect, enhance and manage biodiversity & geodiversity	Providing for appropriate scales of development in existing settlement envelopes is likely to reduce development in the countryside and green field land and thus habitats and green infrastructure. Policies EE1, EE2, EE3 and EE4 and Policies T1, T2, T3, T4 and T6 would also apply and help ensure that adverse effects are avoided and mitigated.	+
<b>13. Landscape</b> Protect and enhance the landscape and townscape	Providing for appropriate scales of development in existing settlement envelopes is likely to reduce development of green field land and countryside and would be likely to protect rural landscape character. Policies EE5, EE6, EE7, EE8, EE9 and EE10 Policies T1, T2, T3, T4 and T6 would also apply and help ensure that adverse effects are avoided and mitigated.	+
<b>14. Historic Environment</b> To ensure the protection and enhancement of heritage assets, the historic environment and its setting	Providing for appropriate scales of development in settlement envelopes may help to protect heritage assets and their settings in the countryside and at the edge of settlements, but could result in increased pressure on urban heritage assets, although Policies HE1, HE2 and HE3 provide for protection of such assets. Policy HE1, HE2 and HE3 Policies T1, T2, T3, T4 and T6 would also apply and help ensure that adverse effects are avoided and mitigated.	+

**Summary of Key Negative & Positive Effects for Sustainable Development:**

Overall the policy is likely to have a very positive/positive effect on most objectives, as focusing development of an appropriate scale to settlements within the hierarchy will help to ensure that provision is made for housing, employment and services commensurate with the settlement scale, type and function, and capacity. The other policies of the Plan will also apply and provide appropriate control and where necessary ensure that mitigation occurs.

**Strategic Policy SP6: Development within Settlement Envelopes**

- For the purposes of the Local Plan, settlement envelopes define the boundaries of Settlements defined in the Settlement Hierarchy together with any land allocated for development, with the surrounding countryside.
- Within the Settlement Envelopes and Green Belt infill boundaries of both Major and Minor Service Centres, the Council will approve housing, employment and other settlement related developments (including schemes for community, education, health, sports and recreation uses or mixed community and other uses) proportionate to the scale of the settlement, taking account of its role as a local service centre.
- Within Settlement Envelopes and Green Belt infill boundaries of Large Villages, small-scale housing and employment uses, together with new retail, service, and community facilities to serve the village and its catchment will be permitted.
- Within Settlement Envelopes in Small Villages, development will be limited to infill development, small-scale employment uses, and community facilities.
- Outside the Green Belt only where it can be clearly demonstrated that the proposal would reflect the existing character and grain of the settlement and would not result in a harmful encroachment into the countryside.
- Within 'washed-over' Green Belt settlements permission will be granted for limited infilling and limited affordable housing for local community needs only where it can be demonstrated that development maintains the open character of the village and the openness of the wider Green Belt.
- Where an identified need exists for further community facilities (such as education, health, sports and recreation uses or mixed community and other uses) and there is no land is available within the settlement, a site adjacent to the settlement may be granted planning permission. Such development should make the best use of available land and lead to more sustainable communities.

SA Objective	<p style="text-align: center;"><b>Assessment of Effects</b></p> <p style="text-align: center;"><b>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b></p>	
<p><b>1. Housing</b> To ensure that the housing needs of all residents and communities are met</p>	<p>The policy provides for housing to be located within Settlement Envelopes appropriate to the size of the settlement, including providing only for infill development in Green Belt settlements. The policy will be implemented in accordance with Plan's spatial Growth Strategy (SP1) and other policies that focus major development in Growth Locations and existing settlements. As such the policy will have a positive effect on achieving the objective</p>	+

<p><b>2. Communities<sup>26</sup></b> To maintain and enhance community and settlement identities</p>	<p>Through providing for scales of development appropriate to the settlement type (in the hierarchy) and within settlement envelopes, the policy will help to ensure that the objective is met through maintaining and enhancing services and facilities and preventing coalescence and development in the Green Belt and countryside, thus maintaining settlement character.</p>	<p>++</p>	<p>++</p>
<p><b>3. Services &amp; Facilities</b> To improve accessibility to services and facilities<sup>27</sup></p>	<p>Through providing for development and enhanced service provision appropriate to settlement type and scale, the policy will contribute positively to achievement of the objective.</p>	<p>++</p>	
<p><b>4. Employment</b> To support the economy and ensure that there are suitable opportunities for employment</p>	<p>Through providing for development and enhanced service provision appropriate to settlement type and scale and position within the hierarchy, the policy will contribute positively to achievement of the objective.</p>	<p>++</p>	<p>++</p>
<p><b>5. Health &amp; Equality</b> To improve the health and wellbeing of communities and reduce inequalities</p>	<p>Through providing for development and enhanced service provision appropriate to settlement type and scale, the policy will contribute positively to achievement of the objective by encouraging investment and regeneration in urban areas, constraining development in the countryside and so potential loss of green infrastructure. Policy HQ1 will also apply to developments and ensure health is taken into account.</p>	<p>+</p>	<p>+</p>
<p><b>6. Highways &amp; Air Quality</b> To maintain and improve the existing highway network and reduce associated indirect impacts on air quality and greenhouse gas emissions</p>	<p>Through providing for development and enhanced service provision appropriate to settlement type and scale, the policy will contribute positively to achievement of the objective by focusing larger-scale development to major and minor service centres where access to services is likely to through sustainable transport and so reduce increases in traffic. In addition, providing for service provision in smaller settlements may also improve local accessibility. Policies T1, T2, T3, T4 and T6 would also apply and help ensure that adverse effects are avoided and mitigated.</p>	<p>+</p>	
<p><b>7. Sustainable Transport</b> To encourage a demonstrable modal shift</p>	<p>Through providing for development and enhanced service provision appropriate to settlement type and scale, the policy will contribute positively to achievement of the objective by focusing larger-scale development to major and minor service centres where access to services is likely to</p>	<p>+</p>	

<sup>26</sup> Please note that first symbol relates to location in/out of Green Belt designation; second symbol relates to effects on integration & identity for existing settlements

<sup>27</sup> This relates to the provision of services and facilities, such as schools, healthcare centres, shops, and hospitality (café, restaurant, pub).

and reduce the need to travel	through sustainable transport and so reduce increases in traffic. In addition, providing for service provision in smaller settlements may also improve local accessibility. Policies T1, T2, T3, T4 and T6 would also apply and help ensure that adverse effects are avoided and mitigated.		
<b>8. Energy &amp; Climate Change</b> To maximise the potential for energy efficiency, reduce greenhouse gas emission and ensure that the built and natural environment and its communities withstand the effects of climate change <sup>28</sup>	The policy is likely to have a neutral effect on this objective as on its own it does not promote energy efficiency or renewable energy, or improve resilience to climate change but nor would it hinder these. Policies CC1, CC2, CC3, and CC5 also apply and help ensure that adverse effects are avoided and mitigated.	<b>0</b>	
<b>9. Water Resources &amp; Quality</b> To minimise the demand for water and maintain or improve water quality	Providing for appropriate scales of development in existing settlement envelopes is likely to facilitate connections to existing infrastructure, although there may be local capacity issues in terms of wastewater treatment but this depends on the location and scale of development and needs to take account of evidence from the water cycle studies as they become available. Policy CC6 and CC7 would also apply and help ensure that adverse effects are avoided and mitigated.	<b>+?</b>	
<b>10. Flood Risk</b> To reduce the risk of flooding from all sources	Providing for appropriate scales of development in existing settlement envelopes is likely to reduce loss of green field land and encourage redevelopment of previously developed land, which may reduce encroachment into flood risk areas and avoid increasing impermeable areas. However, this is site specific and so the effects are uncertain. Policies CC3 and CC5 would be applied and would help ensure adverse effects would be avoided and mitigated.	<b>+?</b>	
<b>11. Soil &amp; Land</b> To protect and conserve soil	Providing for appropriate scales of development in existing settlement envelopes is likely to reduce loss of green field land and soils and agricultural land while encouraging redevelopment of previously developed land. Policy DC6 would also apply and help ensure that adverse effects are avoided and mitigated.	<b>+</b>	<b>+</b>

<sup>28</sup> Please note that Flood Risk is considered by the SA within objective number 10; air quality is discussed against SA Objective 6.



<p><b>12. Biodiversity &amp; Geodiversity</b> To protect, enhance and manage biodiversity &amp; geodiversity</p>	<p>Providing for appropriate scales of development in existing settlement envelopes is likely to reduce development in the countryside and green field land and thus habitats and green infrastructure. Policies EE1, EE2, EE3 and EE4 Policies T1, T2, T3, T4 and T6 would also apply and help ensure that adverse effects are avoided and mitigated.</p>	<p style="text-align: center;">+</p>
<p><b>13. Landscape</b> Protect and enhance the landscape and townscape</p>	<p>Providing for appropriate scales of development in existing settlement envelopes is likely to reduce development of green field land and countryside and would be likely to protect rural landscape character. Policies EE5, EE6, EE7, EE8, EE9 and EE10 Policies T1, T2, T3, T4 and T6 would also apply and help ensure that adverse effects are avoided and mitigated.</p>	<p style="text-align: center;">+</p>
<p><b>14. Historic Environment</b> To ensure the protection and enhancement of heritage assets, the historic environment and its setting</p>	<p>Providing for appropriate scales of development in settlement envelopes may help to protect heritage assets and their settings in the countryside and at the edge of settlements, but could result in increased pressure on urban heritage assets, although Policies HE1, HE2 and HE3 provide for protection of such assets. Policy HE1, HE2 and HE3 Policies T1, T2, T3, T4 and T6 would also apply and help ensure that adverse effects are avoided and mitigated.</p>	<p style="text-align: center;">+?</p>
<p><b>Summary of Key Negative &amp; Positive Effects for Sustainable Development:</b></p> <p>Overall the policy is likely to have a positive effect on most objectives, as focusing development of an appropriate scale within settlement envelopes will help to ensure that provision is made for housing, employment and services commensurate with the settlement scale and type, while conserving the wider countryside and thus reducing pressure on landscape, soils, biodiversity and green infrastructure.</p>		