

Stevenage Borough Council

Local Plan – Partial Review and Update

**Sustainability Appraisal & Strategic
Environmental Assessment**

**Matrix-Based Appraisals for New and
Revised Policies since Adoption of
Stevenage Borough Local Plan May 2019**

November 2024

Stevenage
BOROUGH COUNCIL

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Local Plan – Partial Review and Update

Sustainability Appraisal & Strategic Environmental Assessment

Matrix–Based Appraisals for New and Revised Policies since Adoption of Stevenage Borough Local Plan May 2019

November 2024

1. Background

Stevenage Borough Local Plan

1.1 The Stevenage Borough Local Plan was adopted on 22 May 2019 and covers the period 2011 to 2031.

<https://www.stevenage.gov.uk/documents/planning-policy/stevenage-borough-local-plan/stevenage-borough-local-plan.pdf>

1.2 On 13 November 2017 the Secretary of State for Communities and Local Government issued a direction under section 21a of the Planning and Compulsory Purchase Act 2004 (inserted by section 145(5) of the Housing and Planning Act 2016) to us not to take any step in connection with the adoption of the Local Plan. This holding direction was triggered by a request from the Stevenage MP, to intervene in the Stevenage Borough Local Plan.

1.3 The holding direction on the Stevenage Borough Local Plan was lifted on 25 March 2019 by the Secretary of State for Ministry of Housing, Communities and Local Government (MHCLG).

1.4 The plan contains three main sections:

- Part I: Introduction and context – This section explains how the planning system works and why the Local Plan is important. It provides background information about Stevenage and the wider area. It sets a vision for the future of the town.
- Part II: Strategic policies – These provide guidance on the main issues that the plan addresses. It sets out our overall approach to topics such as housing and employment. It sets the key targets that the plan will meet. These are the policies that any neighbourhood plans will need to follow.
- Part III: Detailed policies and delivery – These are the detailed requirements that we will apply to individual planning applications to make sure that our vision and strategic policies can be achieved.

Main Challenges

1.5 Through previous evidence gathering, monitoring and environmental assessments we identified the key challenges that the 2019 Local Plan should address:

- Geography and population: Stevenage Borough is 'under bounded' and surrounded by Green Belt. The urban area already extends beyond the local authority boundary. There are not the types or amount of brownfield land to build on that you might find in other areas. This is because most of the town was built in the last 50 years. Stevenage is the most deprived local authority area in Hertfordshire. There are some areas of serious deprivation, particularly in the Bedwell neighbourhood.
- Housing: There is a lack of affordable homes. Entry-level housing costs seven times more than salaries. Affordable housing completions barely keep pace with sales through Right to Buy. The Development Corporation mainly built homes for 'blue collar' working families. More than half of our housing stock is terraced homes. Only one in every eight homes are detached. There is a lack of more expensive homes to attract higher earners.
- Employment and retail: People living in Stevenage earn less than people living elsewhere in Hertfordshire and are employed in lower grade jobs. There is a lack of high-quality office space in or around the town centre while our employment areas face competition from other land uses. The town centre badly needs investment. It struggles to compete with surrounding towns and must adapt to meet the needs of the 21st Century. The amount of shopping floorspace outside of the town centre is larger than the amount inside. There is pressure to allow traditional 'high street' retailers to move out of centre. Many neighbourhood centres require regeneration and renewal.
- Design: Some development designs and layouts that were innovative and exciting in the 1950s are now criticised for encouraging crime, anti-social behaviour and other problems. Many people opposed the creation of a New Town at Stevenage. This negative perception of the town still persists among parts of the population today. Most of the buildings in the town were built between the 1950s and 1970s and are coming to the end of their useful life.
- Health, education and skills: Life expectancy is lower than the Hertfordshire average. There are higher than average levels of smoking, obesity, physical inactivity and premature deaths from heart disease and cancer. Stevenage residents have fewer qualifications than the Hertfordshire average. Less than one in every four Stevenage residents is qualified to NVQ Level 4 or above. This compares to one in three across the rest of Hertfordshire. There is a mismatch between skills and jobs. Residents earn less than people who work in the town. Higher paid jobs are held by people who commute in from elsewhere. Aspirations are low. Many pupils leave school at 16. There are low levels of progression into higher education or higher earning jobs.
- Environment and transport: There are many open spaces in the town but some urban spaces are of poor quality and are not well used by the public. Many of our designated parks are in fact recreation or sports grounds. There is a Site of Special Scientific Interest immediately adjacent to the Borough boundary at Knebworth Woods. The A1(M) narrows to two lanes between junctions 6 and 8. There are frequent peak hour tailbacks. Trains are full at peak times while the cycle and pedestrian network is underused.

Key Drivers for Change

1.6 We broadly consider the drivers for change, vision and objectives relating to the 2019 Local Plan to still be largely relevant; however, the following considerations, reflecting events and circumstantial changes since our Local Plan was adopted in 2019, should have a bearing on the extent to which we undertake a Local Plan Review for Stevenage.

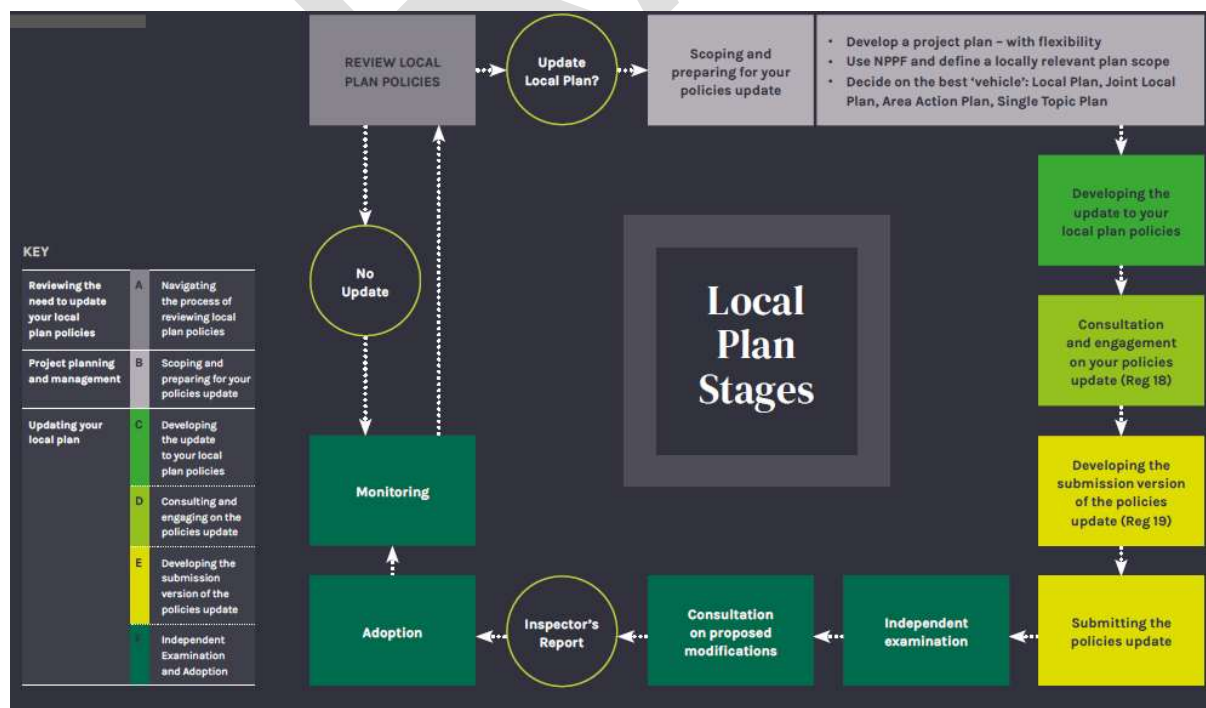
Planning Advisory Service (PAS) Guidance

1.7 The PAS Local Plan Route Mapper is focused on helping local planning authorities to undertake a review and / or update of policies in their Local Plan. It aims to help users to:

1 Undertake a review of local plan policies: The Local Plan Route Mapper includes advice on how to consider, as part of the review of local plan policies, whether to update a local plan and the extent and scope of that update (i.e. whether a full or partial update of policies is necessary);

2 Project plan and manage the update of local plan policies: The Local Plan Route Mapper sets out ways to design an efficient and effective plan making process that reflects national planning policy and legal requirements, and provides tips on how to anticipate and navigate risks and challenges along the way; and

3 Carry out a policies update: The Local Plan Route Mapper explains how to employ a robust method of plan making, to help authorities make sure they are only investing in what is critical to plan production and avoiding wasteful activities that add limited or no value to the plan process or outcomes. This can help avoid diverting time away from developing creative plan making responses to secure positive outcomes for the area that we are planning for. It will also help you to create local plans that meet the necessary legislation / regulations, National Planning Policy Framework tests of soundness and that are easy to use and understand.



2. Drivers for Change for a Local Plan Review

National

National Planning Policy Framework changes

2.1 The NPPF was last updated on 20 December 2023. Key suggestions by Government for plan-making in the future for Stevenage Borough Council to consider, include:

- Plan-makers will have until 30 June 2025 to submit their local plans, neighbourhood plans, minerals and waste plans, and spatial development strategies for independent examination under the existing legal framework. The Government is also proposing that, to be examined under existing legislation, all independent examinations of local plans, minerals and waste plans and spatial development strategies must be concluded, with plans adopted by 31 December 2026.
- Authorities that do not meet the 30 June 2025 submission deadline for 'old-style' plans will need to prepare plans under the new plan-making system.
- Authorities will be required to start work on new plans by, at the latest, five years after adoption of their previous plan, and to adopt that new plan within 30 months. Plans that will become more than five years old during the first 30 months of the new system will continue to be considered 'up-to-date' for decision-making purposes for 30 months after the new system starts.
- Authorities will no longer be able to prepare supplementary planning documents (SPDs) in the revised planning system. Instead, they will be able to prepare Supplementary Plans, which will be afforded the same weight as a local plan or minerals and waste plan. The Government proposed that, when the new system comes into force, existing SPDs will remain in force for a time-bound period; until the local planning authority is required to adopt a new-style plan. Current SPDs will automatically cease to have effect at the point at which authorities are required to have a new-style plan in place.
- There is intended to be a consultation on how National Development Management Policies (NDMPs) are implemented. They will cover planning considerations that apply regularly in decision-making across England, such as general policies for conserving heritage assets, and preventing inappropriate development in the Green Belt and areas of high flood risk. Before any NDMP was designated by the secretary of state, there would be a public consultation.

2.2 With the new Labour Government in power from July 2024, it is anticipated that a new NPPF will be published by the end of 2024.

2.3 On 30 July 2024, the new Government published its anticipated consultation which sets out their approach to revising the National Planning Policy Framework (NPPF) in order to achieve sustainable growth in England's planning system. A major amendment is as follows:

- Plan-makers will have until 31 December 2026 ~~30 June 2025~~ to submit their local plans, neighbourhood plans, minerals and waste plans, and spatial development strategies for independent examination under the existing legal framework.
- Transitional arrangements regarding Local Plans mean that as long as a Local Plan is at Regulation 19 stage one month after publication of the new NPPF (likely end 2024), then the plan making process to adoption can continue under the old system.

2.4 The reason for the proposed changes to the NPPF as well as reform the planning system is because Government have made clear that sustained economic growth is the only route to improving the prosperity of the country as well as the living standards of

working people. The approach to deliver this growth will focus on three pillars: stability, investment and reform.

Changes to Use Classes Order

2.6 The wide-ranging changes to the Use Classes Order (1 September 2020) will have a large impact on our Town Centre and retail policies as well as other policies in the current Local Plan.

<https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>

Other Emerging National Policies and Guidance

2.7 There are a wide range of emerging national level policies and guidance that will have a potential bearing on revised policies in the Stevenage Local Plan Review. These include:

- Government's Environmental Improvement Plan – contains goals regarding water, waste, pesticides etc.
- Natural England have launched their GI Framework – this has GI principles, advisory standards, planning and design guide and a process journey. Digital data is available to all.
- National Design Code supports the climate change agenda.
- Further guidance on energy production, distribution and use.

2.8 This list is not exhaustive – only a few examples have been provided here.

Regional and Sub-Regional

2.9 Stevenage Borough Council is one of ten local authorities within the county of Hertfordshire. A strong governance structure exists for planning in the county and as such a number of regional and sub-regional strategies exist which will have a bearing on a Local Plan Review for Stevenage. These include:

- Hertfordshire County Council strategies including Local Transport Plan 4, Local Transport Plan 5 (emerging), Electric Vehicle Strategy, Health Impact Assessments
- North East Hertfordshire Joint Strategic Plan – for five authorities in Hertfordshire (Stevenage, North Hertfordshire, East Hertfordshire, Welwyn Hatfield and Broxbourne) – planning a sub-regional strategy to 2050.
- Hertfordshire Climate Change and Sustainability Partnership (HCCSP) – relates to climate change adaptation and resilience action plans and projects. <https://www.hccsp.org.uk/hertfordshire-climate-change-and-sustainability-partnership.aspx>
- Hertfordshire Minerals & Waste Plan – authorities liaise with Hertfordshire County Council under the Duty to Co-Operate and have a Statement of Common Ground in place with Hertfordshire County Council on Minerals and Waste matters. <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/minerals-and-waste-planning/local-plan.aspx>
- Education planning – extensive dialogue with Hertfordshire County Council as the education authority.

2.10 This list is not exhaustive.

Local

Time Horizon for a new Local Plan

2.11 The 2019 Local Plan covers the period 2011 – 2031. Potential options for the time horizon for the next Local Plan include:

- To 2040
- To 2045
- To 2050
- Other years within the time range 2040 – 2050

2.12 When a time horizon is decided, this will of course have a large bearing on our housing targets, employment targets and other targets which will need to be duly monitored over the Plan period.

Housing 5 Year Land Supply and Housing Delivery Test

2.13 The 2019 Local Plan sets out policies to plan for 7,600 homes in the period 2011 to 2031, in line with Objectively Assessed Need (OAN). This will need to be reviewed, based on a revised time horizon for a new Local Plan. Other key issues include:

- A revised housing delivery test will be required to check for viability.
- The strategic site, South East Stevenage, will need to be thought through. Any viability will need to be addressed.

- Housing and Regeneration teams will need to be involved to have their thoughts on housing policies. Will the new Town Centre Framework impact on any policies?
- Different sites will have different viability issues.
- Capturing housing / sites through deliverability.
- Also need to consider what happens to housing when the standard method changes.
- Going forward, a Housing Delivery Test is the most important task at this stage.
- Discussions with surrounding districts to agree future cooperation for housing delivery post 2031 – potentially in Green Belt land for Stevenage. Not necessarily something for this review but a consideration for the future and all choices.

2.14 The Housing Technical Paper sets out the Council's latest position with regard to housing policy.

Town Centre Regeneration

2.15 The Stevenage Central Framework was produced in 2016 and sets the scene for the comprehensive Town Centre Regeneration programme over the medium to long term, and which has already started to make progress in recent years.

<https://www.stevenage.gov.uk/regeneration/stevenage-even-better/stevenage-central-framework>

2.16 The Stevenage Central Framework is the overarching regeneration strategy for the development of the centre of Stevenage including the establishment of investment priorities, partnership working and physical interventions over the next 25 years. The aim of the Framework is to make sure that Stevenage Central once more plays as full a role as possible in the lives of Stevenage residents, ensuring that it becomes the place that provides real and tangible benefits for the wider population of the district and the wider region.

<https://www.stevenage.gov.uk/documents/planning-policy/evidential-studies/retail/stevenage-central-framework.pdf>

2.17 The Council's Regeneration team are in the early stages of undertaking a review of the Stevenage Central Framework; this will have a bearing on future Local Plan policies, in particular Town Centre policies and there may be scope to strengthen or create new policies relating to existing or new Opportunity Areas within the Borough.

Stevenage Station Gateway Area Action Plan

<https://www.stevenage.gov.uk/documents/planning-policy/consultation-documents/stevenage-station-gateway-aap-preferred-options-report.pdf>

2.18 In the time that has passed since the adoption of the Local Plan in May 2019, two productive stages of public consultation have been held on the Stevenage Station Gateway Area Action Plan. This has formed a comprehensive and robust evidence base that supports Policy TC4 of the Local Plan.

2.19 An Area Action Plan (AAP) is an optional development plan document which provides specific planning policy and guidance for a particular location or area of significant change. AAPs must be in general conformity with the Local Plan and the National Planning Policy Framework (NPPF). The key stages of the AAP are summarised below:

- Publication of Issues and Options, which seek the views of stakeholders on Issues and Options for the future development of the area. (*Stevenage Connection Area Action Plan: Issues and Options Report, produced for Stevenage Borough Council by David Lock Associates. Consultation: July to September 2021*)
- Publication of Preferred Options, to set out the Council's preferred way forward for the area. (*Stevenage Station Gateway Area Action Plan: Preferred Options Report. Consultation: January to March 2023*)

2.20 After reviewing Stevenage's Local Plan during the Hold Direction, the Secretary of State for Housing, Communities and Local Government (MHCLG) asked Stevenage Borough Council to prepare an Area Action Plan (AAP) for Stevenage Station Gateway Area to support Policy TC4: Station Gateway Major Opportunity Area. This is a limited area within the wider Stevenage Central area.

2.21 The AAP can create new policy over and above the Local Plan and will require its own Sustainable Environmental Assessment. Other mechanisms are available to provide appropriate planning and design guidance.

2.22 The latest version, the Preferred Options Report, is discussing key concepts and high level, strategic options and scenarios around Stevenage Railway Station, in order to enable potential future development that could take place. It does not, at this stage, suggest specific proposals for Stevenage Railway Station or relating to Lytton Way which would ultimately be subject to the planning application process.

2.23 There are a range of high-level policy objectives which align with the Local Plan and national policy direction for the AAP to respond to. These include:

- A new gateway and arrival experience;
- Creating an exemplar, low carbon "urban village";
- Sustainable travel considered throughout;
- Mixed-use development to unlock economic opportunity;
- Green infrastructure in the public realm;
- Climate change consideration in all development decisions;
- Design of the highest architectural standards;
- Celebrating the heritage of the town;
- Making the most of digital connectivity and high-speed broadband.

2.24 To build on the AAP objectives, key design principles and core enhancements, the AAP set out 4 “high-level” options or scenarios for the area adjacent to Stevenage Railway Station incorporating the section of Lytton Way, between Swingate and Danesgate:

- Option 0 – Do nothing.
- Option 1 – All traffic modes: reduces the central area of Lytton Way between Swingate and Danesgate to a single carriageway suitable for all modes of traffic.
- Option 2 – Bus and Taxi only: reduces the central area of Lytton Way between Swingate and Danesgate to a single carriageway and restricts movement to buses and taxis only.
- Option 3 – Pedestrianised Plaza: removes regular vehicle movement from the front of the station and Lytton Way ceases to be a through-route.

2.25 An access through-route is retained for emergency vehicles needing to access and egress the station and immediate environs.

2.26 There were two cycle path options proposed as well as a range of other potential core enhancements for the area, including development parcels, temporary uses and phasing developments.

2.27 The high level, strategic options proposed for the area included within the AAP will be strongly influenced by the masterplan for the SG1 development which lies to the east and within the town centre. Connections to this development and connections through into the town square and central area will form the emerging physical context within which the AAP sits.

2.28 Alongside the high-level objectives, a series of key design principles have been developed for the emerging framework of the AAP. These principles include providing people-friendly spaces, improving links from the rail station to the bus station, improving step-free and disabled access, future-proofing the area for a rail station upgrade, consolidating surface car parking to enable development and to ensure good access for all travel modes, and including high quality cycling facilities.

2.29 The Preferred Options AAP presented the preferred approach to take Option 2 forward, but with flexibility to progress to Option 1 or Option 3 as an when circumstances developed. Potential Layout 1 for the cycle path option (an additional cycle lane alongside Lytton Way) was taken forward in the Preferred Options AAP, as the preferred cycle layout. Ultimately, any proposed scenarios and policy approach would need to conform to the objectives, key design principles and core enhancements as detailed in the Preferred Options AAP.

2.30 Following the consultation on the Preferred Options AAP in March 2023, officers considered a couple of options to progress, with a Local Plan Review in mind:

- Continue to produce the final version of the AAP, consult and then submit to the Planning Inspectorate ahead of Examination in Public and anticipated adoption of the AAP, separate to the Local Plan Review.
- Combine the work already undertaken on the AAP with the emerging Local Plan Review and incorporate into one combined process up to Examination in Public and anticipated adoption of the revised Local Plan (including an updated Policy TC4 and / or new section on Opportunity Areas / Station Gateway Area).

2.31 It is important to note that the policy wording in TC4, as a result of the two rounds of public consultation, will not change significantly. It is proposed to be strengthened to highlight the potential the Station Gateway area has in creating an exemplar low carbon

development, as well as flexibility in land uses while providing a vibrant environment and active public realm opportunities.

2.32 There is a strong degree of fluidity within the policy TC4, to allow the area to be triggered by major infrastructure and development in the medium to long term. The policy does not suggest immediate changes in this area of opportunity for Stevenage.

Climate Change

<https://www.stevenage.gov.uk/about-the-council/climate-change>

2.33 We are all noticing changes to our local, national and international weather. Some of which is so profound it will affect where we can live, what we can eat and the planet's wellbeing as a whole.

2.34 On the 12 June 2019, we declared a Climate Emergency and reconfirmed our commitment to battling climate change by setting a target to ensure Stevenage has net-zero emissions by 2030. Tackling climate change and improving sustainability must be a key foundation for all Council actions.

2.35 To achieve this ambitious target, we need our businesses and residents to play their part in reducing their carbon emission. SBC wants to share different ways we can make a change and showcase what SBC and other local employers are doing.

2.36 In using the evidence base as a foundation, discussing with interest and stakeholder groups, and then having widespread consultation, we have co-produced a Climate Change Strategy and outlined an Action Plan.

<https://www.stevenage.gov.uk/documents/about-the-council/climate-change-strategy/climate-change-strategy-september-2020.pdf>

2.37 National Policy can cover areas such as climate change, biodiversity and heritage. Where possible, use these to help with the review.

2.38 London Councils may have viability issues / evidence / relevant policies. It would be useful to research best practice and utilise this to take forward into new policies / revised policies. This will assist with resources and the amount of work to support a Local Plan Review.

2.39 The Climate Change Technical Paper sets out the Council's latest position with regard to Climate Change in Stevenage.

Employment

2.40 Employment sites may need to be addressed in more detail. Possibility of swapping a retail site and employment (related to previous planning proposals against the Plan). Things to consider going forward and an updated evidence base to check need.

2.41 The Employment Technical Paper sets out the Council's latest position with regard to employment policy.

Retail

2.42 The changes to the Use Classes Order (1 September 2020) will have a large impact on the Town Centre and retail policies. There is a need to explore the changes and check the amount that needs to be reviewed in the Local Plan and impact on other policies.

2.43 A further consideration is to research whether any need updating in relation to health and wellbeing or set aside for a future full review.

2.44 The Retail Study update sets out the latest evidence and position with regard to retail and Town Centre policy.

Sustainable and Active Travel

2.45 Since the adoption of the 2019 Local Plan, Stevenage Borough Council has produced several strategies and is in the process of developing further work with other bodies to promote sustainable and active travel. Examples include:

- Stevenage Station Gateway Area Action Plan – as described above.
- Future Town, Future Transport Strategy
<https://www.stevenage.gov.uk/documents/planning-policy/evidential-studies/transport-infrastructure/future-town-future-transport-strategy-2019.pdf>
- Local Cycling and Walking Infrastructure Plan
<https://www.stevenage.gov.uk/documents/planning-policy/evidential-studies/transport-infrastructure/local-cycling-and-walking-infrastructure-plan-2019.pdf>
- Cycle Hire Scheme – ongoing at the present time; feasibility work being carried out with view to appointing a provider later in 2023.
- Stevenage Sustainable Travel Town – initiative being developed with Hertfordshire County Council.
- Hertfordshire Local Transport Plan 4 – local transport plan for Hertfordshire. Hertfordshire Local Transport Plan 5 currently being developed.
<https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf> and
<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/planning-in-hertfordshire/transport-planning/local-transport-plan.aspx>

Health & Wellbeing

2.46 Stevenage Borough Council is working with Hertfordshire County Council as part of their initiative to promote public health in planning across the county. As part of this, Stevenage Borough Council is being considered as a pilot authority and could develop updated and improved retail policy to include further restrictions on hot food takeaways and using Health Impact Assessments as part of future planning applications in the Borough.

<https://www.hertfordshire.gov.uk/services/health-in-herts/healthy-places/the-role-of-public-health-in-planning.aspx>

Community Infrastructure Levy Review and Viability Testing of a revised Local Plan

2.47 The Community Infrastructure Levy (CIL) was implemented on 1 April 2020. There is a growing need to review our CIL rates given the changes to cost of living, indexation, retail price index and general economic changes since April 2020.

2.48 A CIL Review will also require viability testing; any viability testing would also extend to any tests required for new planning policies as part of a Local Plan Review. There remains the question therefore, relating to viability assessment and if this can relate to both CIL Review and Local Plan Review together.

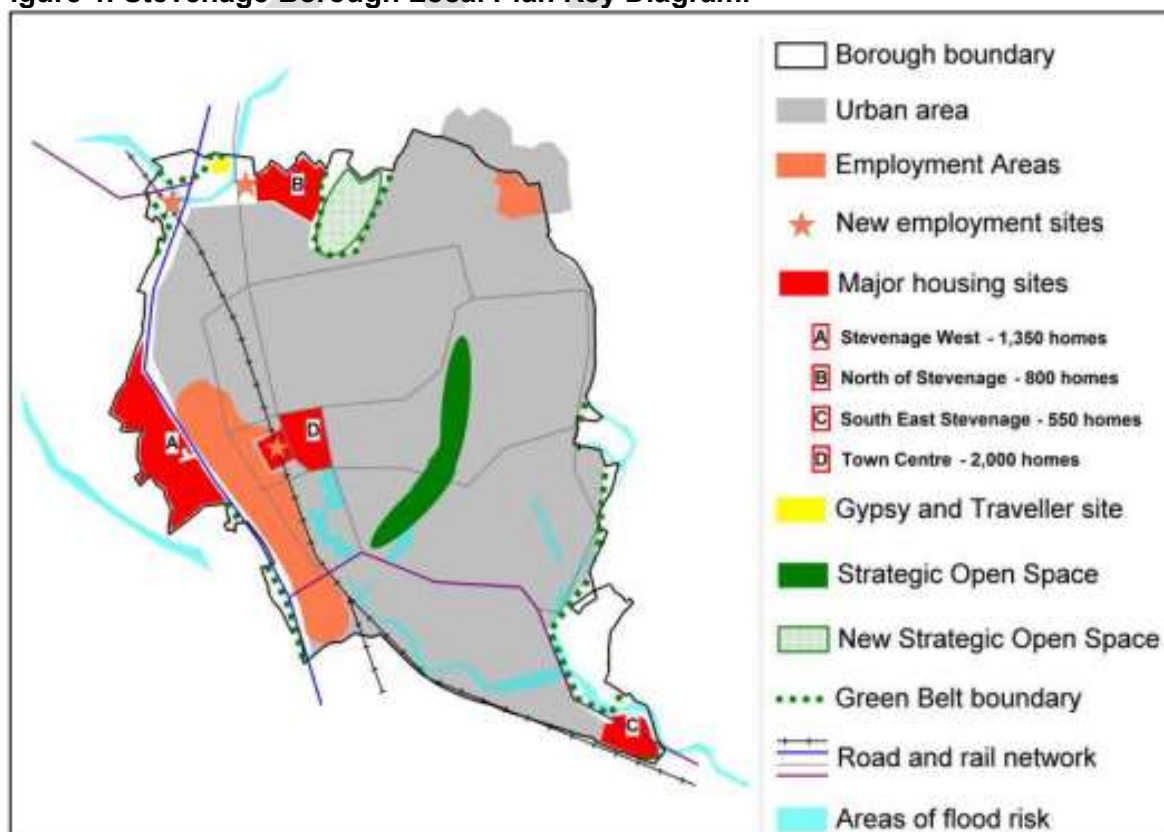
2.49 There is a need to review CIL rates and in particular, any other land used which could trigger rate collection. A piece of work would, where necessary, impact on the climate change policies with respect to the relationship with development viability.

Progress with Key Strategic Sites

2.50 The Key Diagram details four key strategic sites as allocated within the Stevenage Borough Local Plan 2019. Progress with each site is as follows:

- | | |
|----|---|
| A. | Land West of Stevenage: Permission granted December 2021; legal agreements finalised thereafter; due to start on site 2025. |
| B. | North of Stevenage: Under construction. |
| C. | South East of Stevenage: Pending planning application. |
| D. | Town Centre (SG1): Stage 1 of 4 has commenced. |

Figure 1. Stevenage Borough Local Plan Key Diagram.



2.51 Stevenage is a very tightly bounded local authority area. As such, there are going to be significant pressures on future rounds of Local Plans to meet housing targets, employment targets and so on. An innovative approach will need to be taken, especially with regard to brownfield land and taking advantage of opportunities that arise to maximise development in the town in the future in order to meet demand and need for housing, jobs, leisure, retail etc.

Progress since Local Plan Adoption in 2019

2.52 Since the adoption of the Local Plan in 2019, a number of positive and substantial developments have been achieved or are in progress, that have helped to raise the profile of the town. These include, but are not limited to:

- Major strategic developments including SG1, North Stevenage, employment sites.
- GSK and Sycamore House schemes on Gunnels Wood Road.
- Series of Regeneration-led projects including Stevenage Interchange, Autolus building, underpass murals and new Multi-Storey Car Park on Lytton Way.
- Series of Housing-led neighbourhood renewal projects including Kenilworth Close and the Oval.
- Cycle Hire Scheme.

2.53 Since the adoption of the Local Plan, a series of plans and strategies have been produced that have built upon and developed core Local Plan objectives and principles. These include, but are not limited to:

- Supplementary Planning Documents regarding Developer Contributions, Biodiversity, Parking and Sustainable Transport and Design.
- Stevenage is among the first wave of Sustainable Travel Towns, seeking to promote active travel solutions and implement behaviour change across the town.
- Future Town Future Transport Strategy, including short, medium and long term projects to improve connectivity and mobility.
- Working protocol between Planning Policy and Stevenage Works to promote local construction skills in development schemes.

Recent work and forthcoming evidence updates

2.54 The Planning Policy team have recently been progressing a number of workstreams that would act as a forerunner to a Local Plan Review as they would inform any policy updates and revisions. These include:

- Article 4 Directions – recently confirmed (16 December 2022) – evidence work submitted to Government and subsequent land use survey work on Use Class E will act as a baseline for a potential updated Employment Evidence base for Stevenage.
- Strategic Housing Market Assessment, including First Homes and affordable housing provision – joint study with North Hertfordshire District Council. Completed March 2023.
- Sports & Playing Pitch Strategy Refresh – to update the previous study published in 2014.

2.55 Potential evidence updates being considered include:

- Tall Buildings Study
- Employment Study
- Gypsy & Traveller Accommodation Study
- Loss of Residential to HMOs
- Strategic Flood Risk Assessment / Source Protection Zones update
- Water Neutrality Guidance
- Other areas that will require updating due to age of evidence, changing national guidance.

2.56 This list is not exhaustive.

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3. Progression to Local Plan Partial Review and Update

Assessment of Options for a Local Plan Review

3.1 The Planning Policy team scoped a review of the Local Plan in February 2023. As an early part of this, the team sought legal advice on the scope of a potential review.

3.2 Given the potential options posed within the PAS guidance and the contextual background provided above, we proposed the following options for the Stevenage Borough Local Plan Review:

Figure 2. Initial Options for Conducting the Stevenage Borough Local Plan Review.

Option 1 - Do Nothing

Maintain the 2019 Local Plan until any revisions to the National Planning Policy Framework, Infrastructure Levy and National Development Management Policies are in place or until instructed to produce a new Local Plan by Government.

Option 2 - Minimum Level Review

Small Scale Review consisting of factual and textual changes only, while keeping the broad structure of the 2019 Local Plan the same. Incorporate revisions once the National Planning Policy Framework, Infrastructure Levy and National Development Management Policies are in place.

Option 3 - Partial Review

Partial Review consisting of a restructure of the Local Plan to incorporate key evidence, drivers for change and flexibility to incorporate updates to national policy. Keep the Stevenage Station Gateway Area Action Plan separate to the Local Plan.

Option 4 - Wider Review

Review consisting of a restructure of the Local Plan to include new policies, incorporate key evidence, drivers for change and flexibility to incorporate updates to national policy. Incorporate the Stevenage Station Gateway Area Action Plan as an update to Policy TC4 and as part of a restructured Local Plan.

Option 5 - Full Review

Complete overhaul of the Local Plan to include new policies, focus on the key drivers for change, all evidence updates as identified and incorporation of SPDs, Area Action Plan and other relevant strategies produced since the 2019 Local Plan was adopted. Revise to be consistent with new policies contained within National Planning Policy Framework, Infrastructure Levy, National Development Management Policies and other relevant policy and guidance as identified.

Option 6 - Other Alternatives

This option is to allow flexibility to other options that may arise through the Local Plan Review scoping process.

3.3 The options for progressing a Local Plan Review were assessed, utilising the matrix-based appraisal (as per the Sustainability Appraisal supporting the 2019 Local Plan, explained in Appendix A):

Figure 3. Matrix-Based Assessment of Local Plan Review Options.

| Option | Timeframe | Environmental | Social | Economic |
|--|-----------------|---------------|--------|----------|
| Option 1 – Do Nothing | Short Term (S) | ? | ? | ? |
| | Medium Term (M) | -- | ? | ? |
| | Long Term (L) | -- | - | - |
| Option 2 – Minimum Level Review | S | ? | ? | ? |
| | M | ? | ? | ? |
| | L | - | - | - |
| Option 3 – Partial Review | S | ++ | ++ | ++ |
| | M | + | + | + |
| | L | ? | ? | ? |
| Option 4 – Wider Review | S | ++ | ++ | ++ |
| | M | + | + | + |
| | L | + | + | + |
| Option 5 – Full Review | S | ? | ? | ? |
| | M | + | + | + |
| | L | ++ | ++ | ++ |
| Option 6 – Other Alternatives | S | 0 | 0 | 0 |
| | M | 0 | 0 | 0 |
| | L | 0 | 0 | 0 |

3.4 Option 1, a “do nothing” approach, would mean no great risks would be taken, but many strategic opportunities missed and a high risk of policies becoming out of date and therefore reducing their material weight in planning decision making.

3.5 Option 1 would have a negative impact in terms of sustainability. A “do nothing” approach would have a negative impact on the environment, as maintaining the presumption in favour of sustainable development could result in potentially more speculative developments that have less regard for the environment. It could provide uncertainty for social and economic

factors through less affordable housing and access to services such as jobs and schools close to where people live.

3.6 Option 2, a minimum level review, would be a relatively straightforward task but it is questionable how meaningful this exercise would be and there could be potential delays to achieving a Plan under this option, if waiting for wider legislation to come into force. It may also be a difficult option to quantify what is actually deemed worthy of updating and amending, if based on the key drivers of change since 2019; as such it would be difficult to justify its effectiveness in advocating sustainable solutions for Stevenage in the longer term.

3.7 Options 1 and 2 were therefore dismissed early in the decision-making process, as part of the options assessment.

3.8 Option 3, a partial review, would appear to be a sensible approach in the short term with economic, social and environmental benefits realised at an early stage; however, by keeping the Area Action Plan separate, this could cause potential ambiguity between Local Plan policies and Area Action Plan and create inefficient resourcing as both documents progress towards Submission and Examination in Public.

3.9 Option 4, a partial review but going wider to incorporate consultation material gathered from the Area Action Plan from 2021 to 2023, is a very sensible and sustainable option. This allows for careful consideration of certain policies which ultimately do not impact others. A partial review would update and introduce limited new policies to reflect this and prevent an unsustainable Local Plan.

3.10 Option 5, a full review of the Local Plan, could accommodate more changes, but would clearly take a much longer time period to produce – with the age of the current adopted Local Plan at risk of making policies out of date and therefore potentially having less material weight in planning decisions. The time taken to prepare and ultimately adopt a Full Review would have a serious impact in the short term on all sustainability factors, although once at an advanced stage, the positive impacts would begin to grow exponentially.

3.11 Option 6 allowed for any potential other options to come forward in the decision-making process; this ultimately did not materialise.

3.12 In comparison to Option 5, Options 3 and 4 would consider the areas of the Plan that in most need of updating and potentially have far longer term economic, social and environmental benefits.

3.13 A partial or slightly wider review (Options 3 and 4) would enable the most relevant areas to be updated and be completed within a tighter deadline. Resources can be an issue and therefore it would be prudent to leave the “nice to have” updates and changed to policies, until a full review. It will also need to be mindful to not change policies which can impact others, and therefore still consider sustainable options in the review.

3.14 Normal practice for the review of a Local Plan is to commence a review and update of a Local Plan, 5 years post adoption. It would be appropriate to incorporate the emerging Area Action Plan into a partial review (Option 4). This approach would also provide opportunity for the review to bring the Local Plan up to date with wider drivers for change such as climate change, sustainable travel, health and wellbeing and digital

engagement. This would save significant time and costs in combining an Examination in Public for the AAP and Local Plan.

3.15 This approach to review of the Stevenage Local Plan would be beneficial in meeting Government requirements to undertake a review by 2025, updating strategic elements.

3.16 Following adoption of a revised Stevenage Local Plan, the Council would be in a good position as part of Option 5, to consider continuing emerging and early-stage work with county partners to look at long term needs out to 2050, through work on a North East Central Hertfordshire Joint Spatial Plan / Spatial Development Strategy.

3.17 Further considerations in the options assessment include:

- What needs to be changed in the short term?
- Consider viability with policies that include Climate Change, as well as housing.
- There is a need to be mindful of the impact of changing one policy may lead to changes to other policies.
- A partial review (Options 3 and 4) would keep the review period up to 2031. A full review (Option 5) would allow a different period of time to be examined ahead as part of the second stage of work, for example up to 2040 or beyond.
- In terms of evidence, there is a need to consider the areas which need updating to support the Local Plan. If a partial review (Option 3 or 4) is decided, this will impact on what is needed. In particular, the appendices will need to be reviewed.
- Climate change is an important element but to be aware of viability issues with this going forward.
- Separate CIL review and viability testing is required before main work on any review proceeds.
- In terms of sub-regional planning and strategic planning, we will need to acknowledge the future growth to the current strategic sites. Future housing in a full review could address these issues. It could also be accomplished within a joint strategic plan, but this would something for the medium to long term and not a consideration within this review.

3.18 In conclusion, the preferred option to progress for a Local Plan Review in Stevenage is:

Option 4: Partial Review and Update – Incorporating the Station Gateway Area Action Plan.

Followed by:

Option 5: Full Review.

3.19 The chosen option, Option 4, has been renamed from “wider review” as it was believed that this term was too vague and not specific enough. Moving forward, the revised work on the Local Plan Review will be termed “Local Plan– Partial Review and Update”.

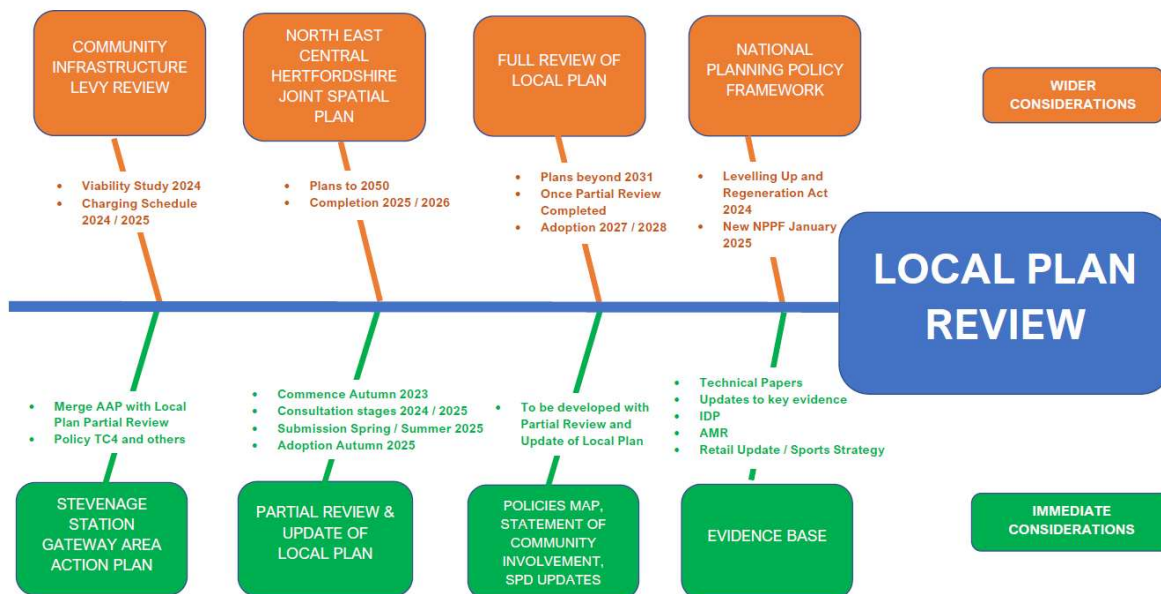
3.20 It was therefore agreed that there should be a two-stage process to reviewing the Stevenage Borough Local Plan, given the position the local authority finds itself regarding the age of the current Local Plan being 5 years since adoption:

Stage 1: Local Plan – Partial Review and Update

Stage 2: Local Plan – Full Review

3.21 This is explained further by the diagram in Figure 4, with Stage 1 in green and Stage 2 in orange.

Figure 4. Diagram showing Two-Stage Process to Stevenage Local Plan Review.



3.22 This approach was presented to the Stevenage Borough Cabinet (as Executive) on 14 July 2023. The Cabinet (as Executive) agreed in July 2023 that officers could progress with undertaking a partial review and update of the Local Plan, which will incorporate the evidence gathered from the two rounds of consultation on the AAP. This will allow the evidence base already gathered through the two rounds of consultation to form an updated and much clearer policy direction for Policy TC4 of the Local Plan as well as potential other policies of the plan, in accordance with wider strategic updates and objectives, including the continued requirement to tackle the Climate Change agenda and promoting sustainable and active travel across the Borough.

3.23 Officers sought confirmation from the Department of Levelling Up, Housing and Communities (DLUHC) in 2023 that this approach was acceptable as it is proposing a revised approach to that agreed when the Holding Direction was lifted in 2019, allowing adoption of the current Local Plan. This approach was broadly accepted by DLUHC at the time.

Red–Amber–Green Review of 2019 Local Plan

3.24 The initial tasks in approaching the Local Plan – Partial Review and Update were undertaken from Autumn 2023 and ran to March 2024. This involved applying a Red–Amber–Green or “RAG” review of the current Local Plan, whereby:

Red = proposed changes, only to be considered for the Full Review of the Local Plan.

Amber = proposed changes, still under discussion whether to include in Partial Review and Update or Full Review.

Green = proposed changes and proposed new policies, to be applied to the Local Plan Review – Partial Review and Update.

3.25 Following this initial categorisation of which policies to change at the appropriate stages, a track changes version of the Local Plan Review – Partial Review and Update was developed. This was accompanied by a table of justifications which provides robust reasons for any changes made.

3.26 The work already progressed on the “Red–Amber–Green” Review of the current Local Plan, as well as anticipated public consultation responses on the Local Plan – Partial Review and Update, will also influence the work that goes into the Full Review of the Local Plan. The Cabinet will be updated at all stages of the process of the Local Plan Full Review in due course.

Progression to Local Plan Partial Review and Update (Regulation 18)

3.27 The key amendments to the 2019 Local Plan, as reflected in the draft Local Plan Review – Partial Review and Update, can be summarised below:

- **Climate Change policies will be placed at the top of our Strategic Planning Policies. We are seeking to get the right balance of new low carbon homes and investment in retrofitting existing homes, alongside new jobs, infrastructure while protecting our green and cultural assets, echoing the TCPA Garden City principles that the original new town was founded on.**
- Deletion of existing *Policy SP1: Presumption in favour of sustainable development* and replacement with new *Policy SP1: Climate change* to reflect the changed priority for the Local Plan to address climate change issues and challenges.
- *Policy SP11: Climate change, flooding and pollution* revised to consider flooding and pollution only i.e. *Policy SP11: Flooding and pollution*.
- New chapter of detailed Climate Change policies, including:
 - *Policy CC1: Energy efficiency* to set CO₂ emissions targets for new development and contributions to a Carbon Offset Fund where these cannot be met on-site;
 - *Policy CC2: Heating and cooling* to prevent overheating and limit the use of energy-dependent cooling systems;
 - *Policy CC3: Water efficiency* to set water use targets for new development;
 - *Policy CC4: Energy infrastructure* to encourage new ultra-low and zero carbon energy infrastructure;

- *Policy CC5: Carbon sinks* to protect existing carbon sinks and encourage net gains in carbon sequestration;
- *Policy CC6: Green roofs and walls* to encourage new green roofs and green walls;
- *Policy CC7: Digital connectivity* to encourage the installation to high-speed digital infrastructure; and
- *Policy CC8: The green economy* to support of the principles of a circular economy and encourage the creation of local green jobs.
- Deletion of existing *Policy FP1: Climate Change* and replacement with new *Policy FP1: Sustainable Drainage* to reflect change in Plan structure and to ensure that:
 - major and minor developments utilise sustainable drainage systems (SuDS) wherever possible;
 - surface water run-off is not increased;
 - developments incorporate green, surface-level features (e.g. ponds and swales) wherever possible; and
 - underground attenuation features and impervious hard surfaces are only used where unavoidable.
- Deletion of existing *Policy FP2: Flood risk in Flood Zone 1* and *Policy FP3: Flood risk in Flood Zones 2 and 3* and replacement with new comprehensive *Policy FP2: Flood risk management* to emphasise:
 - the protection and re-naturalisation of watercourses;
 - the protection and potential future enhancement of flood defences; and
 - the presence of other potential sources of flooding e.g. surface water and groundwater.
- Revision of existing *Policy NH5: Trees and woodland* to provide:
 - a strong presumption against the loss or deterioration of trees and woodland;
 - a new tree replacement standard to apply to all losses of individual trees regardless of their health, ranging from 2 to 21 replacement trees for each tree felled;
 - woodland replacement in accordance with statutory biodiversity net gain (BNG);
 - long-term management of any replacement woodland; and
 - financial contributions where tree or woodland replacement cannot be provided on-site.
- New *Policy NH5b: Tree-lined streets* to reflect national planning policy emphasis on new streets being lined with trees.
- Borough-wide Climate change retrofit contribution.
 - Amended Policy for TC4: Station Gateway Major Opportunity Area – changing allocation from zero carbon / low carbon Employment office space and public realm improvements and to reflect the two rounds of public consultation held on the Area Action Plan.
 - New *Policy HO14: Houses in multiple occupation* to clarify that proposals for new Houses in Multiple Occupation (HMOs) must have regard to relevant SPDs e.g. the *Parking Provision and Sustainable Transport SPD 2020*.

Progression to Local Plan Partial Review and Update (Regulation 19)

3.28 A series of comments and suggestions from the Regulation 18 public consultation were incorporated into the final draft Regulation 19 version of the Local Plan Partial Review and Update.

3.29 The key amendments to the draft Local Plan Review – Partial Review and Update, from the Regulation 18 to the Regulation 19 version, can be summarised below:

- *Policy SP1: Climate Change* – emphasis on the need to prioritise sustainable travel added; requirement to install network infrastructure removed; policy now commits the Council to working with neighbouring authorities on cross-boundary Climate Change opportunities.
- *Policy SP2: Sustainable Development in Stevenage* – emphasis on the intention to meet the needs of an ageing population.
- *Policy SP5: Infrastructure* – the term “sheltered housing” replaced with “adaptable and specialist housing”.
- *Policy SP6: Sustainable Transport* – comprehensive rewording to strongly emphasise sustainable transport.
- *Policy SP8: Good Design* – added a requirement to ensure that development is safe and reduces crime.
- *Policy CC1: Energy Efficiency* – carbon targets for minor developments removed; carbon targets for large-scale major developments now exclude sites in the Town Centre; cash offsetting removed; monitoring limited to one occasion, immediately following occupation.
- *Policy CC2: Heating and Cooling* – hierarchy replaced with list of considerations; only requirement is now to avoid energy-dependent cooling (unless essential); only major developments need to demonstrate how heating and cooling will be provided within an Energy Statement.
- *Policy CC6: Green Roofs and Walls* – green roofs now encouraged rather than required; a reference has been added to “blue-green” roofs.
- *Policy CC7: Green Economy* – Regulation 18 draft policy CC7: Digital Connectivity has been deleted; Regulation 18 draft policy CC8: Green Economy has moved up to take its place and is now CC7.
- *Policy EC1: Allocated Sites for Employment Development* – allocation for EC1/2 (South of Bessemer Drive, Gunnels Wood) has been changed from office and research and development use, to light industry, general industry and storage / distribution use.
- *Policy IT1: Strategic Development Access Points* – a line has been inserted to ensure that the design of new junctions considers the needs of all road users.
- *Policy HO10: Sheltered and Supported Housing* – it has been made clear that there is broad support for sheltered and supported housing schemes, regardless of scale.
- *Policy GD2: Design Certification* – a line has been inserted to encourage “Secured by Design” accreditation.
- *Policy FP2: Flood Risk Management* – various minor amendments to reflect the comments from the Environment Agency.
- *Policy NH5b: Tree Lined Streets* – new subtext to emphasise the importance of species and techniques for street trees; new subtext to clarify that active transport remains the priority for streets
- Monitoring provisions have been added for the new Climate Change policies.

- Minor changes to subtext across new and previously revised policies.

3.30 The Regulation 19 version of the Local Plan – Partial Review and Update is supported by an updated evidence base, which includes:

- a whole-plan viability study, to ensure that development proposals within the Borough remain financially viable with the proposed planning policy changes;
- a climate change technical paper, to ensure that we are justified in our approach to revising policies in the current Local Plan and in creating the new Climate Change chapter;
- a housing technical paper, to ensure that we retain sufficient land to meet housing need and deliver choice in terms of housing tenures, types and sizes, including affordable housing;
- an employment technical paper, to ensure that we retain sufficient land to accommodate changes in office, industrial and warehouse demand;
- a retail study, to ensure that our retail policies remain effective in delivering a vibrant town centre and protecting the lower order centres.

3.31 It is important to remember that the Local Plan Review, at this stage, consists of a Partial Review and Update of the Stevenage Borough Local Plan, adopted May 2019. As such, the scope of the review to policies and supporting text is limited to necessary changes only, related to key drivers of change since the Plan was adopted in 2019. Other wider changes will be considered for the next stage of the Local Plan Review, a Full Review of the Plan, from 2025 onwards.

4. Sustainability Appraisal & Strategic Environmental Assessment of the Local Plan Partial Review and Update

Requirements for Sustainability Appraisal & Strategic Environmental Assessment

4.1 Sustainability appraisal and strategic environmental assessment are tools used at the plan-making stage to assess the likely effects of the plan when judged against reasonable alternatives. A sustainability appraisal should be prepared for any of the documents that can form part of a local plan, including core strategies, site allocation documents and area action plans.

4.2 For the public consultation on the Local Plan – Partial Review and Update, held from July to August 2024, Strategic Environmental Assessment Screening (SEA) Screening Report, including Sustainability Appraisal (SA) Scoping, was necessary. This is because we are making amendments to the current adopted Stevenage Borough Local Plan that have significant environmental impacts.

Sustainability Appraisal of Adopted Stevenage Borough Local Plan 2019

4.3 The Sustainability Appraisal, a supporting document for the adopted Stevenage Borough Local Plan 2019, assessed the effects of the 2019 Local Plan.

<https://www.stevenage.gov.uk/documents/planning-policy/stevenage-borough-local-plan/sustainability-appraisal.pdf>

4.4 This document will serve as a base to compliment the Sustainability Appraisal and Strategic Environmental Assessment of the Local Plan Partial Review and Update and should be read alongside it, given that many of the policies of the adopted Local Plan are not proposed to be changed or significantly amended.

Sustainability Appraisal & Strategic Environmental Assessment Scoping (Regulation 18 Stage)

4.5 The SEA Screening Report (Appendix B) was consulted upon alongside the Local Plan – Partial Review and Update in July to August 2024.

4.6 This included contacting the statutory consultees to a SEA (Natural England, Historic England and the Environment Agency) who responded that Sustainability Appraisal and Strategic Environmental Assessment for the Local Plan – Partial Review and Update would be necessary, due to the potential significant environmental impacts as well as potential social and economic impacts.

4.7 The statutory consultees concluded that Sustainability Appraisal was required for the Local Plan Partial Review and Update.

Sustainability Appraisal of the Stevenage Borough Local Plan Partial Review and Update

4.8 This Sustainability Appraisal is, in essence, assessing all Local Plan policies that had been amended since adoption in 2019, as well as any new policies proposed. This document therefore presents an update to the Sustainability Appraisal which supported the adopted

Stevenage Borough Local Plan 2019. It should be read alongside and to compliment the original Sustainability Appraisal that supports the adopted Local Plan and refers to new and revised policies only.

4.9 We have assessed, via matrix-based appraisal, those policies where a significant change has been made to existing Local Plan policies, and where new policies have been proposed; as such, any policies not significantly changed from the original Local Plan will be subject to the original Sustainability Appraisal which supported the adopted 2019 Local Plan.

4.10 Given that the Local Plan Partial Review and Update Sustainability Appraisal and Strategic Environmental Assessment focuses only on those new and revised policies of the adopted Stevenage Borough Local Plan, for consistency, we have followed the same matrix-based appraisal system as the original Sustainability Appraisal documentation that supported the 2019 Local Plan (explained further in Appendix A and detailed for each policy in Appendix C of this document).

Summary of Findings

4.11 The Sustainability Appraisal, incorporating Strategic Environmental Assessment, is generally concluding that there are no major negative environmental, social or economic impacts arising from the new and revised policies; and in fact, a number of positive impacts would arise from application of the new and revised policies. This is presented in the assessments within this document.

Cumulative Effects of the Plan

4.12 An updated table will be revised in early 2025 to accommodate changes with the revised National Planning Framework and the position of Local Authorities since the changes were announced in December 2024.

Without the Plan

4.13 Until we proceed with development options it is also not possible to clearly determine what might happen without the Local Plan. However, we can assume that the key issues we have highlighted would remain, and might deteriorate, over time.

4.14 As per the previous Sustainability Appraisal supporting the 2019 Local Plan, it is a requirement that Sustainability Appraisal considers how the current state of the environment would change without the Local Plan Partial Review and Update.

4.15 It is important to be clear that a 'no plan' scenario would not mean 'no development' or 'no change'. Planning applications would continue to be submitted to the Council and these would have to be determined.

4.16 Based on current information, it is considered likely that a 'no change' option would correspond with us not meeting our economic, social and environmental expectations for the town.

5. Matrix-Based Appraisal: Local Plan Partial Review and Update Key Issues

Assessment of Options and Reasonable Alternatives and Likely Significant Effects

5.1 The Local Plan options were developed from the key issues and drivers for change highlighted from our scoping review and evidence base. This is only a partial review of the Local Plan and therefore the degree of options were only assigned to those areas in the Plan being reviewed.

5.2 Our options aimed to enhance and encourage the positive trends experienced within certain sectors but also address any negative issues. This SA was informed by the SEA and our extensive evidence base. We used the SA Framework to determine how each policy decision affected environmental, social and economic factors across the town.

5.3 The options presented were guided and developed to take into consideration the broad sustainability issues and, therefore, the following section provides a summary of the assessment of the options against the sustainability framework.

5.4 Each issue was cross referenced to the SEA via the identification of relevant themes and the options presented at that stage are identified and summarised below. The detailed matrix based appraisals are shown in Appendix C.

Issue A: Climate Change

How were the options identified?

5.5 The options were identified from our evidence base which included the Whole Plan Viability Review and revised NPPF, as well as legislation and Written Ministerial Statements.

A summary of the SA findings

5.6 Options B and D are clearly the most sustainable options to take forward into the Local Plan Partial Review and Update, with significant environmental benefits and positive impacts on biodiversity, health and wellbeing, water quality, environmental conditions as well as active travel. They would provide detailed policies on a range of Climate Change issues, which build upon the current policies in the Local Plan as presented in Option A. Doing nothing results in further uncertainty that the Council is or is not able to address the Climate Change emergency. Option C, while presenting a clearer position for Stevenage with regard to tackling the Climate Change emergency, it results in uncertainty in particular impact on health and wellbeing, placemaking and housing for future residents of Stevenage.

Option A: No further policies, no change to 2019 Local Plan

Option B: New suite of detailed Climate Change policies.

Option C: Reasonable Alternative 1 – only one strategic policy on Climate Change, no further detailed policies.

Option D: Reasonable Alternative 2 – include detailed policies on Climate Change, covering energy efficiency targets, heating and cooling, water efficiency, energy infrastructure, carbon sinks, green roofs the green economy and digital economy.

Issue B: Environment

How were the options identified?

5.7 The options were selected after careful consideration of the revised NPPF and via our evidence base.

A summary of the SA findings

5.8 Option B presents the most positive sustainability impacts. New and revised policies on flood risk, SuDS and trees clearly would enhance biodiversity, enhance water quality, reduce land contamination and promote nicer environments to encourage sustainable travel. Other options would have negative impacts on the environment which would not be beneficial for the town and Option B was achievable within a partial review of the Local Plan.

Option A: No further policies, no change to 2019 Local Plan

Option B: New / revised Environment policies within the Local Plan, including flood risk, SuDS and new tree-based policies

Option C: Reasonable Alternative 1 – no further policies on trees.

Issue C: National Planning Policy Changes

How were the options identified?

5.9 The options were selected after careful consideration of the revised NPPF and via our evidence base.

A summary of the SA findings

5.10 A combination of Options B and D is proposed. Option A clearly highlights that doing nothing further would result in uncertain and mostly negative sustainability impacts, as we would be taking the opportunity to adequately reflect the changes in progression of national planning policy and guidance which covers the vast majority of our sustainability objectives 1 to 13. Options B and D proposed the most sustainable way forward because it positively impacted on social, economic and environmental factors.

Option A: No further policies, no change to 2019 Local Plan

Option B: New / revised policies within the Local Plan based on national planning policy changes

Option C: Reasonable Alternative 1 – Retain the policy on Presumption in favour of sustainable development

Option D: Reasonable Alternative 2 – Remove the policy on Presumption in favour of sustainable development

Issue D: Regional / Sub-Regional Planning Policy

How were the options identified?

5.11 The options were selected after careful consideration of the revised NPPF and via our evidence base.

A summary of the SA findings

5.12 Option C presents the most sustainable option. However the North East Central Hertfordshire JSP is an emerging Plan and evidence is still being gathered; therefore it would be more appropriate to refer to the JSP work at Local Plan full review stage. Option B present a number of positive sustainability impacts; particularly relating to transport and local economy, waste and health and wellbeing. Option B is a sensible approach to take for the Local Plan partial review and update, though the extent to which we consider updates to emerging plans and strategies at regional / sub-regional level is a point for discussion, given the time taken to prepare a Local Plan and the frequency to which relevant documentation is updated and / or replaced.

Option A: No further policies, no change to 2019 Local Plan

Option B: New / revised policies within the Local Plan taking account of regional and sub-regional strategy changes and progress

Option C: Reasonable Alternative 1 – incorporate evidence relating to North East Central Hertfordshire Joint Strategic Plan

Issue E: Housing, Affordable Housing and Ageing Population

How were the options identified?

5.13 The options were selected after careful consideration of the revised NPPF and via our evidence base.

A summary of the SA findings

5.14 Option B is the most sustainable option, with clear positive social impacts including on local health and wellbeing, access to services and housing provision, in particular HMOs and accessible housing / sheltered accommodation as highlighted in the emerging housing evidence. Option A results in a great deal of uncertainty which could turn to potential negative social impacts as issues highlighted through the housing evidence would not be addressed in full. Option C would clearly result in a vast amount of uncertainty socially, economically and environmentally and helps to justify the decision to run a partial review and update of the Local Plan which does not suggest a review of our strategic sites at this stage of the process; this should be considered in greater detail for a full review of the Local Plan.

Option A: No further policies, no change to 2019 Local Plan

Option B: New / revised policies within the Local Plan based on emerging housing evidence

Option C: Reasonable Alternative 1 – revise allocation of housing sites

Issue F: Retail and Town Centres

How were the options identified?

5.15 The options were selected after careful consideration of the revised NPPF and via our evidence base.

A summary of the SA findings

5.16 Overall, it was considered that Option B provided greater opportunities for existing and future residents by enabling flexibility for the regeneration of the town and retail sites across the town. Option B is the most sustainable option for a partial review. Emerging retail suggests that revisions to policies are required, though the extent to which these revisions should be taken forward at partial or full review is a point for discussion. Comparing Options B and C, if Option B were to include revisions to Primary and Secondary Shopping Frontages and updated Use Classes relating to national planning policy changes only, this would have some positive social and economic impacts including health and wellbeing, access to services and local jobs. If Option C were to add to this by considering reallocation of sites and floorspace levels in Stevenage, this would, while resulting in some positive impacts, create more uncertainty at this stage which could have a knock-on impact on future housing allocations and delivery as well as local neighbourhoods. This is better placed to be considered at Local Plan full review stage.

Option A: No further policies, no change to 2019 Local Plan

Option B: New / revised policies within the Local Plan based on emerging retail evidence

Option C: Reasonable Alternative 1 – revise allocation of retail sites and allocation of floorspace in Town Centre

Issue G: Design

How were the options identified?

5.17 The options were considered through new updates to National guidance and standards. We had to decide whether this is the best approach for Stevenage. It might be considered that a locally specific version of the policy might be more appropriate, or that we need not include the policy at all. Our focus for the Plan will be to comply with the revised NPPF and national standards which ultimately improve social, environmental and economic factors.

A summary of the SA findings

5.18 Overall it was considered that options B and C performed equally. Both options required locally specific policies which are in compliance with the NPPF, but at this level of a partial review, Option B provided the best approach, with Option C fitting better with a Full Review.

Option A: No further policies, no change to 2019 Local Plan

Option B: New / revised policies within the Local Plan, based on new national guidance and BREEAM standards

Option C: Reasonable Alternative 1 – new policies within the Local Plan based on design codes / masterplanning

Issue H: Station Gateway Major Opportunity Area

How were the options identified?

5.19 The options were selected after careful consideration of the work undertaken for the Station Gateway Area Action Plan (AAP). The evidence was reviewed through two consultations and a review of the SEA of the AAP. It was important to take account the age of the Local Plan and the importance of preventing delay to encourage sustainable development in the town.

A summary of the SA findings

5.20 Both Options B and C present the most sustainable option, with clear significant benefits to health and wellbeing, design, accessibility, active travel and local economy and investment. However Option B is the suggested preferred option as by incorporating the Area Action Plan into the Local Plan partial review and update rather than keeping the two documents separate, it allows for relevant revisions to be made to Local Plan Policy TC4 using the consultation work gathered to date, to update the policy with the same sustainability benefits and for a more efficient development planning process. Allowing Option C to progress as the chosen option would cause potential delays to both the Local Plan partial review and the Area Action Plan as well as cause potential confusion for the general public and stakeholders.

Option A: No further policies, no change to 2019 Local Plan

Option B: New / revised policy within the Local Plan based on consultation on the Station Gateway Area Action Plan

Option C: Reasonable Alternative 1 – Continue with Area Action Plan alongside Local Plan policy

Issue I: Transport and Infrastructure

How were the options identified?

5.21 The options were based upon guidance from the NPPF to encourage sustainable transport options but also recent evidence and strategies from regional levels.

A summary of the SA findings

5.22 All of the options performed well by encouraging and improving the use of the sustainable transport network. It was clear that a combined approach which included options B and C would provide the greatest benefits in terms of sustainability. Although, in terms of scope for a partial review of the Local Plan, Option B provided the best level of sustainability with the current evidence provided. No negative effects or measures for mitigation were identified.

Option A: No further policies, no change to 2019 Local Plan

Option B: Revised policies within the Local Plan based on emerging evidence regarding sustainable and active travel modes and behaviour change

Option C: Reasonable Alternative 1 – provide new suite of policies in the Local Plan relating to sustainable and active travel to give more prominence in the Plan

Issue J: Health & Wellbeing

How were the options identified?

5.23 The options were selected after careful consideration of the NPPF principles and via our evidence base. Option B offered a balance between social and economic factors and the alternative options considered were better reflected within a full review due to the need for more extensive research in health and wellbeing across the borough.

A summary of the SA findings

5.24 Overall, Options B and C present the most sustainable option, with clear positive benefits for health and wellbeing, tackling wider social issues, promoting active and sustainable travel as well as supporting the local economy. However to create a new section in the Plan on health and wellbeing at this stage, would require a potential large restructure of the Plan and as such we would consider this be more a priority for the Local Plan full review as the evidence in this area is brought together, in particular with Hertfordshire County Council. Therefore Option B is considered to be the preferred option within a partial review.

Option A: No further policies, no change to 2019 Local Plan

Option B: Revised policies within the Local Plan based on emerging evidence regarding health and wellbeing

Option C: Reasonable Alternative 1 – provide new suite of policies in the Local Plan relating to health and wellbeing, to give more prominence in the Plan.

Issue K: Employment

How were the options identified?

5.25 The options were selected after careful consideration of the NPPF principles and via our evidence base. Option B offered a balance between homes and jobs and the alternative options considered extremes for development of these two sectors.

A summary of the SA findings

5.26 Overall it was recognised that option B performed the best at this stage of the partial review. Option C, whilst offering greater returns in development terms for either homes or jobs, did not provide a balance due to the need for a wider review of sites. Option C is best placed within a full review when sites across the town will be reviewed extensively.

Option A: No further policies, no change to 2019 Local Plan

Option B: New revised policies within the Local Plan based on emerging employment evidence

Option C: Reasonable Alternative 1 – revise allocation of employment sites

5.27 Given that the Local Plan Partial Review and Update Sustainability Appraisal and Strategic Environmental Assessment focuses only on those new and revised policies of the adopted Stevenage Borough Local Plan, we have followed the same matrix-based appraisal system as the original Sustainability Appraisal documentation that supported the 2019 Local Plan (explained further in Appendix A and detailed for each policy in Appendix C of this document).

Figure 5. Matrix-Based Assessment of Issues, Options and Reasonable Alternatives.

| | Sustainability Objectives | | | | | | | | | | | | |
|---|---------------------------|----|----|---|---|----|---|---|-------|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Issue A: Climate Change | | | | | | | | | | | | | |
| Option A | - | - | - | ? | ? | - | 0 | - | 0 | ? | - | ? | 0 |
| Option B | ++ | ++ | ++ | + | + | ++ | + | + | 0 / + | + | ++ | ++ | ++ |
| Option C | 0 | ? | - | - | - | -- | 0 | ? | 0 | ? | - | - | 0 |
| Option D | ++ | ++ | ++ | + | + | ++ | + | + | 0 / + | + | ++ | ++ | ++ |
| Commentary | | | | | | | | | | | | | |
| Options B and D are clearly the most sustainable options to take forward into the Local Plan Partial Review and Update, with significant environmental benefits and positive impacts on biodiversity, health and wellbeing, water quality, environmental conditions as well as active travel. They would provide detailed policies on a range of Climate Change issues, which build upon the current policies in the Local Plan as presented in Option A. Doing nothing results in further uncertainty that the Council is or is not able to address the Climate Change emergency. Option C, while presenting a clearer position for Stevenage with regard to tackling the Climate Change emergency, it results in uncertainty in particular impact on health and wellbeing, placemaking and housing for future residents of Stevenage. | | | | | | | | | | | | | |
| Mitigation measures | | | | | | | | | | | | | |
| Climate Change policies will need to be comprehensive and address areas such as energy efficiency, heating and cooling, green roofs and walls, the green economy, water efficiency, energy infrastructure, carbon sequestration, digital connectivity. | | | | | | | | | | | | | |
| Viability is also a serious consideration and the policy approach will need to ensure the appropriate balance between sustainability and development viability. | | | | | | | | | | | | | |

| | Sustainability Objectives | | | | | | | | | | | | |
|---|---------------------------|-------|----|----|---|---|-------|---|---|----|-------|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Issue B: Environment | | | | | | | | | | | | | |
| Option A | - | - | - | ? | ? | - | 0 | - | 0 | ? | - | ? | 0 |
| Option B | ++ | + | ++ | ++ | 0 | + | 0 / + | + | 0 | 0 | + | 0 | 0 |
| Option C | + | 0 / + | + | + | 0 | ? | 0 | ? | 0 | 0 | 0 / + | 0 | 0 |
| Commentary | | | | | | | | | | | | | |
| <p>Option B presents the most positive sustainability impacts. New and revised policies on flood risk, SuDS and trees clearly would enhance biodiversity, enhance water quality, reduce land contamination and promote nicer environments to encourage sustainable travel.</p> <p>Option A would result in a degree of uncertainty with regard to soil quality, waste and recycling as well as access to green jobs and the future of housing quality and safety. This would potentially have negative impacts with increased environmental pressures as the plan period progresses, compared to Options B and C. For example biodiversity could be better protected, water conservation and flood risk could be improved and the overall impact to human health and wellbeing could be compromised in comparison to Options B and C.</p> <p>Option C presents a generally positive situation but does significantly improve biodiversity, health and wellbeing, environmental conditions, design and active travel as effectively as Option B.</p> | | | | | | | | | | | | | |
| Mitigation measures | | | | | | | | | | | | | |
| <p>The impact of producing more trees needs to be considered in the context of development and balancing economic growth with environmental protection.</p> <p>For example types of trees, leaf drop and proximity to developments.</p> | | | | | | | | | | | | | |

| | Sustainability Objectives | | | | | | | | | | | | |
|--|---------------------------|---|---|---|---|---|---|---|---|-------|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Issue C: National Planning Policy Changes | | | | | | | | | | | | | |
| Option A | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Option B | + | + | + | + | + | + | + | + | + | + | + | + | + |
| Option C | - | - | - | - | - | - | - | - | - | ? | - | ? | ? |
| Option D | + | + | + | + | + | + | + | + | + | ? / + | + | + | + |
| Commentary | | | | | | | | | | | | | |
| <p>Option B is the most sustainable option to take forward as it refers to updated national planning policy and guidance which covers the vast majority of sustainability objectives. Option D, in comparison, while also resulting in a vast majority of positive impacts relating to sustainability objectives, would potentially have a less certain impact on housing given that housing delivery targets set by Government have been difficult to achieve in recent years. A combination of Options B and D is proposed. Option A clearly highlights that doing nothing further would result in uncertain and mostly negative sustainability impacts, as we would be taking the opportunity to adequately reflect the changes in progression of national planning policy and guidance which covers the vast majority of our sustainability objectives 1 to 13. Option C would have a negative impact on the environment, as maintaining the presumption in favour of sustainable development could result in potentially more speculative developments that have less regard for the environment in particular – though of course consideration to environmental policies would still need to be given in this situation. However there would also potentially be uncertain impacts on the housing industry as well as the local economy.</p> | | | | | | | | | | | | | |
| Mitigation measures | | | | | | | | | | | | | |
| To ensure that revised policies maintain the balance between the environment and development, as well as housing and local economy. | | | | | | | | | | | | | |

| | Sustainability Objectives | | | | | | | | | | | | |
|---|---------------------------|---|---|---|---|---|---|---|---|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Issue D: Regional and Sub-Regional Planning Policy | | | | | | | | | | | | | |
| Option A | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Option B | 0 | + | + | 0 | + | + | 0 | + | + | 0 | + | + | + |
| Option C | + | + | + | + | + | + | ? | + | + | ++ | ++ | ++ | ++ |
| Commentary | | | | | | | | | | | | | |
| Option C presents the most sustainable option. However the North East Central Hertfordshire JSP is an emerging Plan and evidence is still being gathered; therefore it would be more appropriate to refer to the JSP work at Local Plan full review stage. Option B present a number of positive sustainability impacts; particularly relating to transport and local economy, waste and health and wellbeing. Option B is a sensible approach to take for the Local Plan partial review and update, though the extent to which we consider updates to emerging plans and strategies at regional / sub-regional level is a point for discussion, given the time taken to prepare a Local Plan and the frequency to which relevant documentation is updated and / or replaced. Option A would present mainly negative sustainability impacts as the Plan would not be referring to much of the updated plans and strategies and as such would fail to incorporate any relevant updates and benefits from them. | | | | | | | | | | | | | |
| Mitigation measures | | | | | | | | | | | | | |
| Incorporate relevant information from evolving regional and sub-regional strategies, as appropriate. | | | | | | | | | | | | | |
| Consider the North East Central Hertfordshire JSP and its policies once it has progressed further, for the Local Plan full review. | | | | | | | | | | | | | |

| | Sustainability Objectives | | | | | | | | | | | | |
|---|---------------------------|----|---|---|---|---|---|---|----|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Issue E: Housing, Affordable Housing and Ageing Population | | | | | | | | | | | | | |
| Option A | 0 | ? | ? | 0 | ? | ? | 0 | ? | - | - | ? | ? | - |
| Option B | 0 | ++ | 0 | 0 | ? | ? | 0 | + | ++ | ++ | 0 | + | + |
| Option C | ? | ? | ? | ? | ? | ? | 0 | ? | ? | ? | ? | ? | ? |
| Commentary | | | | | | | | | | | | | |
| <p>Option B is the most sustainable option, with clear positive social impacts including on local health and wellbeing, access to services and housing provision, in particular HMOs and accessible housing / sheltered accommodation as highlighted in the emerging housing evidence. Option A results in a great deal of uncertainty which could turn to potential negative social impacts as issues highlighted through the housing evidence would not be addressed in full. Option C would clearly result in a vast amount of uncertainty socially, economically and environmentally and helps to justify the decision to run a partial review and update of the Local Plan which does not suggest a review of our strategic sites at this stage of the process; this should be considered in greater detail for a full review of the Local Plan.</p> | | | | | | | | | | | | | |
| Mitigation measures | | | | | | | | | | | | | |
| <p>Review of strategic housing sites / call for sites to be considered after the Local Plan partial review and update, as part of the full review of the Local Plan / new Local Plan beyond 2031.</p> <p>To ensure that any revised housing policies in the partial review and update of the Local Plan fully consider the emerging housing evidence and 5-year land supply position, as well as housing delivery already achieved at the time of preparing the Local Plan partial review and update and reflects the latest standard methodology.</p> | | | | | | | | | | | | | |

| | Sustainability Objectives | | | | | | | | | | | | |
|--|---------------------------|-------|---|---|---|---|---|-------|---|----|-------|-------|-------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Issue F: Retail and Town Centres | | | | | | | | | | | | | |
| Option A | 0 | ? | ? | ? | ? | ? | 0 | ? | 0 | ? | 0 | ? | ? |
| Option B | 0 | + | 0 | 0 | 0 | 0 | 0 | + | + | 0 | + | + | + |
| Option C | 0 | + / ? | 0 | 0 | 0 | 0 | 0 | + / ? | + | 0 | + / ? | + / ? | + / ? |
| Commentary | | | | | | | | | | | | | |
| <p>Option B is the most sustainable option. Emerging retail suggests that revisions to policies are required, though the extent to which these revisions should be taken forward at partial or full review is a point for discussion. Comparing Options B and C, if Option B were to include revisions to Primary and Secondary Shopping Frontages and updated Use Classes relating to national planning policy changes only, this would have some positive social and economic impacts including health and wellbeing, access to services and local jobs. If Option C were to add to this by considering reallocation of sites and floorspace levels in Stevenage, this would, while resulting in some positive impacts, create more uncertainty at this stage which could have a knock-on impact on future housing allocations and delivery as well as local neighbourhoods. This is better placed to be considered at Local Plan full review stage. Option A would be considered to be less sustainable as it would not consider the latest retail evidence and therefore result in a great deal of uncertainty in social and economic terms.</p> | | | | | | | | | | | | | |
| Mitigation measures | | | | | | | | | | | | | |
| <p>Review of retail sites to be considered after the Local Plan partial review and update, as part of the full review of the Local Plan / new Local Plan beyond 2031.</p> <p>To ensure that any revised retail policies in the partial review and update of the Local Plan fully consider the emerging retail evidence.</p> | | | | | | | | | | | | | |

| | Sustainability Objectives | | | | | | | | | | | | |
|--|---------------------------|-------|---|---|---|-------|-------|-------|-------|----|-------|----|-------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Issue G: Design | | | | | | | | | | | | | |
| Option A | - | - / ? | 0 | 0 | 0 | ? | ? | - | ? | 0 | ? | 0 | ? |
| Option B | + | + | 0 | 0 | 0 | + | + | + | + | 0 | + | 0 | + |
| Option C | + / ? | + / ? | 0 | 0 | 0 | + / ? | + / ? | + / ? | + / ? | 0 | + / ? | 0 | + / ? |
| Commentary | | | | | | | | | | | | | |
| Option B is the most sustainable option proposed as it would result in positive impacts in terms of biodiversity, environment, heritage, active travel, local economy and wider health and wellbeing benefits for the people of Stevenage. As it complies with national standards (BREEAM), it would be the most appropriate option to pursue. Option C, while presenting wider benefits to the community, also offers a degree of uncertainty due to the need to incorporate a wide range of considerations relating to best practice as well as engagement with local neighbourhoods and relating more widely to national design standards. Therefore Option C would present a string option to pursue at Local Plan full review stage. Option A would be less amenable to BREEAM and national standards for design certification and therefore would present some social and economic uncertainty, with potential negative impacts on overall health and wellbeing. | | | | | | | | | | | | | |
| Mitigation measures | | | | | | | | | | | | | |
| Mastercoding exercise to be considered alongside preparation work for the Local Plan full review. | | | | | | | | | | | | | |

| | Sustainability Objectives | | | | | | | | | | | | |
|--|---------------------------|-------|---|---|-------|-------|---|----|----|----|----|-------|-------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Issue H: Station Gateway Area Major Opportunity Area | | | | | | | | | | | | | |
| Option A | ? | - / ? | ? | 0 | - / ? | - / ? | 0 | - | - | ? | - | - / ? | - / ? |
| Option B | + | ++ | ? | 0 | + | + | 0 | ++ | ++ | + | ++ | ++ | ++ |
| Option C | + | ++ | ? | 0 | + | + | 0 | ++ | ++ | + | ++ | ++ | ++ |
| Commentary | | | | | | | | | | | | | |
| <p>Both Options B and C present the most sustainable option, with clear significant benefits to health and wellbeing, design, accessibility, active travel and local economy and investment. However Option B is the suggested preferred option as by incorporating the Area Action Plan into the Local Plan partial review and update rather than keeping the two documents separate, it allows for relevant revisions to be made to Local Plan Policy TC4 using the consultation work gathered to date, to update the policy with the same sustainability benefits and for a more efficient development planning process. Allowing Option C to progress as the chosen option would cause potential delays to both the Local Plan partial review and the Area Action Plan as well as cause potential confusion for the general public and stakeholders. Option A is the least sustainable option as it would not take into account the previous consultations relating to the Area Action Plan. By keeping Policy TC4 as per the 2019 Local Plan, there could be greater uncertainty in a number of areas including active travel solutions, biodiversity and water. There could also be potential negative impacts regarding health and wellbeing, waste and recycling, the general environment and local economy.</p> | | | | | | | | | | | | | |
| Mitigation measures | | | | | | | | | | | | | |
| Progress with a revised Policy TC4, incorporating the material gathered from previous consultation on the Stevenage Station Gateway Area Action Plan. | | | | | | | | | | | | | |

| | Sustainability Objectives | | | | | | | | | | | | |
|--|---------------------------|-------|---|---|---|-------|---|-------|-------|----|----|----|-------|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Issue I: Transport and Infrastructure | | | | | | | | | | | | | |
| Option A | 0 | - / ? | 0 | 0 | 0 | - / ? | 0 | - / ? | - / ? | 0 | - | 0 | - / ? |
| Option B | 0 | ++ | 0 | 0 | 0 | ++ | 0 | + | + | 0 | ++ | 0 | + |
| Option C | 0 | ++ | 0 | 0 | 0 | ++ | 0 | + | + | 0 | ++ | 0 | + |
| Commentary | | | | | | | | | | | | | |
| Both Options B and C present the most sustainable option, with significant positive impacts particularly relating to the active travel, environment / pollution and health and wellbeing objectives. However to create a new section in the Plan on sustainable and active travel, at this stage, would require a potential large restructure of the Plan and as such we would consider this be more a priority for the Local Plan full review as the vast amount of evidence in this area is brought together, in particular with Hertfordshire County Council. Therefore Option B is considered to be the preferred option. Option A would not consider the emerging evidence for Stevenage relating to active and sustainable travel and is therefore considered the least sustainable option, as it would result in greater uncertainty, in particular regarding the health and wellbeing, wider environment, design and economic investment objectives. | | | | | | | | | | | | | |
| Mitigation measures | | | | | | | | | | | | | |
| Incorporate further reference to sustainable and active travel initiatives and considerations, where relevant in the Local Plan partial review and update, particularly with regard to transport, infrastructure and climate change policies. | | | | | | | | | | | | | |

| | Sustainability Objectives | | | | | | | | | | | | |
|--|---------------------------|-------|---|---|---|---|---|---|---|-------|-------|-------|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Issue J: Health & Wellbeing | | | | | | | | | | | | | |
| Option A | 0 | - / ? | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - / ? | - / ? | - / ? | 0 |
| Option B | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | + | 0 |
| Option C | 0 | ++ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | + | + | + | 0 |
| Commentary | | | | | | | | | | | | | |
| Options B and C present the most sustainable option, with clear positive benefits for health and wellbeing, tackling wider social issues, promoting active and sustainable travel as well as supporting the local economy. However to create a new section in the Plan on health and wellbeing at this stage, would require a potential large restructure of the Plan and as such we would consider this be more a priority for the Local Plan full review as the evidence in this area is brought together, in particular with Hertfordshire County Council. Therefore Option B is considered to be the preferred option. Option A would not consider the emerging evidence for Stevenage relating to health and wellbeing and is therefore considered the least sustainable option, as it would result in greater uncertainty, in particular regarding the health and wellbeing, social, transport and economic investment objectives. | | | | | | | | | | | | | |
| Mitigation measures | | | | | | | | | | | | | |
| Incorporate further reference to health and wellbeing initiatives and considerations, where relevant in the Local Plan partial review and update, particularly with regard to retail, transport and design policies. | | | | | | | | | | | | | |

| | Sustainability Objectives | | | | | | | | | | | | |
|---|---------------------------|---|---|---|---|---|---|---|---|----|----|-----|-----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| Issue K: Employment | | | | | | | | | | | | | |
| Option A | 0 | ? | 0 | 0 | 0 | 0 | 0 | ? | 0 | 0 | 0 | -/? | -/? |
| Option B | 0 | + | 0 | 0 | 0 | 0 | 0 | + | 0 | 0 | 0 | ++ | ++ |
| Option C | ? | ? | ? | ? | ? | ? | 0 | ? | ? | 0 | ? | ? | ? |
| Commentary | | | | | | | | | | | | | |
| Option B is considered to be the most sustainable option, in particular for the economic sustainability objectives. While only a small change is proposed in terms of employment land use, this would still have significant positive benefits for local jobs and wider economic investment in Stevenage. If Option C were to add to this by considering reallocation of sites and floorspace levels in Stevenage, this would, while resulting in some positive impacts, create more uncertainty at this stage which could have a knock-on impact on future allocations and delivery. This is better placed to be considered at Local Plan full review stage. Option A would result in a minor degree of uncertainty for the economic sustainability objective. | | | | | | | | | | | | | |
| Mitigation measures | | | | | | | | | | | | | |
| Review of employment sites to be considered after the Local Plan partial review and update, as part of the full review of the Local Plan / new Local Plan beyond 2031. | | | | | | | | | | | | | |
| To ensure that any revised employment policies in the partial review and update of the Local Plan fully consider the emerging retail evidence. | | | | | | | | | | | | | |

6. Matrix-Based Appraisal: Local Plan Partial Review and Update Key Issues

Strategic Policies

6.1 The requirements of the directive clearly state the Sustainability Appraisal should consider the effects of the proposed plan on the environment and incorporate measures to reduce, prevent or mitigate against any likely adverse effects.

6.2 The Sustainability Appraisal should also provide a clear audit trail demonstrating how the local planning authority has moved from the appraisal of broad options (see section 5 of this report) to the selection of a specific policy direction.

6.3 We have now decided on the final wording and approach in our policies. This section appraises the policies in the Stevenage Borough Local Plan – Partial Review and Update to ensure that any potentially damaging effects are identified.

6.4 The Local Plan contains two sets of policies. The Strategic Policies contain our overall policies for the Borough. The Detailed Policies include the detailed criteria that we will use to decide whether or not to grant planning permission.

6.5 Each set of policies is assessed in turn.

6.6 Given that the Local Plan Partial Review and Update Sustainability Appraisal and Strategic Environmental Assessment focuses only on those new and revised policies of the adopted Stevenage Borough Local Plan, we have followed the same matrix-based appraisal system as the original Sustainability Appraisal documentation that supported the 2019 Local Plan (explained further in Appendix A and detailed for each policy in Appendix C of this document).

6.7 Below is a summary appraisal of the Strategic Policies which are either new or revised from the adopted Local Plan.

Figure 6. Summary Appraisal of the Strategic Policies.

| Policy Name | Timeframe | Environmental | Social | Economic |
|--|-----------------|---------------|--------|----------|
| SP1: Climate Change | Short Term (S) | + / ++ | + / ? | ++ |
| | Medium Term (M) | + / ++ | + | ++ |
| | Long Term (L) | + / ++ | + / 0 | ++ |
| SP2: Sustainable Development in Stevenage | S | ? / + | ++ | + |
| | M | ++ | ++ | + |
| | L | ++ | ++ | ++ |
| SP4: A Vital Town Centre | S | 0 / ? | 0 / + | + |
| | M | 0 / ? | 0 / + | + |
| | L | 0 / ? | 0 / + | ++ |

| | | | | |
|-------------------------------------|---|-------|----|-------|
| SP6: Sustainable Transport | S | 0 / + | ++ | ++ |
| | M | + | ++ | ++ |
| | L | ++ | + | ++ |
| SP8: Good Design | S | 0 | ++ | + |
| | M | 0 | ++ | + |
| | L | 0 | + | + |
| SP11: Flooding and Pollution | S | ++ | + | 0 / + |
| | M | ++ | + | 0 / + |
| | L | ++ | + | 0 / + |

Policy SP1: Climate Change

Summary of appraisal:

6.8 The impacts of this policy are generally predicted to be positive as it takes responsibility for mitigating against environmental damage. This policy also sets out a framework to achieve goals at national and local level to build in resilience, adaption, mitigation and net zero / carbon neutral policy.

6.9 The policy performs well in its requirements to balance our economic role to support a string economy and our environmental role in protecting and enhancing the natural, built and historic environment. There are possible unknown impacts on our social role in providing necessary housing and services in the short term, but this is balanced by the long-term benefits.

Recommendations:

No specific mitigation measures have been identified for this policy

Policy SP2: Sustainable Development in Stevenage

Summary of appraisal:

6.10 As the title implies, this policy sets out the broad sustainability criteria which will be used to guide the writing of subsequent policies and plans to assess proposals for development.

6.11 The policy closely aligns with the SA framework so scores relatively well, although in the short term, the positive impact on the environmental is unknown and is scored accordingly.

Recommendations:

6.12 There should be a general presumption against piecemeal development where it would undermine design objectives.

Policy SP4: A Vital Town Centre

Summary of appraisal:

6.13 The impacts of this policy were generally found to be positive for social and economic effects. The policy focuses on the use of the existing and established sites. This along with the proposed regeneration initiatives, provides significant social and economic benefits. The environmental benefits are considered unknown and have been scored accordingly.

Recommendations:

6.14 Ensure the site-specific implications of development are fully considered, especially for environmental benefits.

Policy SP6: Sustainable Transport

Summary of appraisal:

6.15 Our appraisal shows that this policy should have strong positive impact. The pro-active approach to sustainable transport and policy direction which incorporates active travel into the most accessible locations should deliver a range of environmental, social and economic benefits.

Recommendations:

6.16 No specific mitigation measures have been identified for this policy

Policy SP8: Good Design

Summary of appraisal:

6.17 Delivering significant improvements to the design of our places is woven through the Local Plan. This is reflected in the requirements of this policy. It is anticipated that this policy will have a range of benefits, both direct, through the creation of places, spaces and buildings that work well with their surroundings, and indirect, by creating a high-quality environment which stimulates further investment.

Recommendations:

6.18 No specific mitigation measures have been identified for this policy.

Policy SP11: Flooding and Pollution

Summary of appraisal:

6.19 The impacts of this policy are generally predicted to be positive as it takes responsibility for controlling pollution and flood risk. There may be only small positive benefits or no impact on economic benefits. However, it recognised that if flooding and pollution are not considered imminently within the Local Plan, flooding and pollution can have considerable negative impacts on local areas.

Recommendations:

6.20 No specific mitigation measures have been identified for this policy.

Detailed Policies

6.21 Using the same matrix-based appraisal outlined in Appendix A and detailed further in Appendix C of this document, below is a summary appraisal of the Detailed Policies which are either new or revised from the adopted Local Plan.

Figure 7. Summary Appraisal of the Detailed Policies.

| Policy Name | Timeframe | Environmental | Social | Economic |
|--|-----------------|---------------|--------|----------|
| EC1: Allocated Sites for Employment Development | Short Term (S) | 0 | 0 | + |
| | Medium Term (M) | 0 | 0 | + |
| | Long Term (L) | 0 | 0 | + |
| CC1: Energy Efficiency | S | + | + | ? |
| | M | + | + | ? |
| | L | + | + / ? | ? |
| CC2: Heating and Cooling | S | 0 / + | 0 / + | 0 / + |
| | M | 0 / + | 0 / + | 0 / + |
| | L | ? | ? | 0 / + |
| CC3: Water Efficiency | S | + | + | 0 |
| | M | + | 0 / + | 0 |
| | L | + | 0 / + | 0 |
| CC4: Energy Infrastructure | S | 0 / + | 0 / ? | ? |
| | M | 0 / + | 0 / ? | 0 / + |
| | L | 0 / + | 0 / ? | 0 / + |
| CC5: Carbon Sinks | S | + | 0 / + | 0 |
| | M | + | 0 / + | 0 |
| | L | + / ? | 0 / + | 0 |
| CC6: Green Roofs and Walls | S | + | 0 / + | 0 |
| | M | + | 0 / + | 0 |

| | | | | |
|--|---|-------|-------|-------|
| | L | + | 0 / ? | 0 |
| CC7: The Green Economy | S | + | + | ++ |
| | M | + | + | ++ |
| | L | + / ? | + / ? | ++ |
| TC4: Station Gateway Major Opportunity Area | S | + | ++ | ++ |
| | M | + | ++ | ++ |
| | L | + / ? | ++ | ++ |
| TC9: High Street Shopping Area | S | 0 / + | + | ? |
| | M | 0 / + | + | ? |
| | L | 0 / + | ++ | ? |
| IT1: Strategic Development Access Points | S | 0 / + | + | ? |
| | M | 0 / + | + | ? |
| | L | 0 / + | ++ | ? |
| HO4: South East of Stevenage | S | 0 | + | 0 / + |
| | M | 0 | + | 0 / + |
| | L | 0 | + | 0 / + |
| HO7: Affordable Housing Targets | S | 0 | + | 0 / + |
| | M | 0 | + | 0 / + |
| | L | 0 | + | 0 / + |
| HO11: Accessible and Adaptable Housing | S | 0 | ++ | 0 |
| | M | 0 | ++ | 0 |
| | L | 0 | ++ | 0 |
| HO14: Houses in Multiple Occupation | S | 0 | + / ? | 0 |
| | M | 0 | + / ? | 0 |
| | L | 0 | + / ? | 0 |
| GD2: Design Certification | S | + | + | 0 |
| | M | + | + | 0 |

| | | | | |
|-----------------------------------|---|--------|-------|-------|
| | L | + | + | 0 |
| FP1: Sustainable Drainage | S | + / ++ | 0 / + | 0 / + |
| | M | + / ++ | 0 / + | 0 / + |
| | L | + / ++ | 0 / + | 0 / + |
| FP2: Flood Risk Management | S | + / ++ | + / 0 | 0 / + |
| | M | + / ++ | + / 0 | 0 / + |
| | L | + / ++ | + / 0 | 0 / + |
| NH5a: Trees and Woodland | S | ++ | 0 / + | 0 |
| | M | ++ | 0 / + | 0 |
| | L | ++ | + | 0 |
| NH5b: Tree Lined Streets | S | + | + | 0 |
| | M | + | + | 0 |
| | L | ++ | ++ | 0 |

Policy EC1: Allocated Sites for Employment Development

Summary of appraisal:

6.22 Policy EC1 promotes the use of sites for employment in appropriate areas thereby supporting the economy of the town. This is likely to support social mobility and in part address any environmental contamination issues that may be present.

6.23 The Employment Technical Paper (2024) details the evidence for the policy and can be used to assist with the appraisal.

Policy CC1: Energy Efficiency

Summary of appraisal:

6.24 Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation and resilience to climate change. This proposed policy in the local plan sets clear energy efficiency standards for new development. There is some uncertainty over the effect on the social and economic benefits, particularly long term, but the positive benefits are significant. Major developments must achieve net zero operational emissions; and large-scale major developments must be whole life carbon (“WLC”) net zero. In practice, both standards require a 100% improvement on the target emissions rate (TER) set by Part L of the Building Regulations 2021, as measured by SAP 10.2.

6.25 The Climate Change Technical Paper (2024) details the evidence and positive benefits to the environment.

Policy CC2: Heating and Cooling

Summary of appraisal:

6.26 Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation to climate change. Major development proposals must demonstrate how buildings will be achieved through heated and cooled as part of an energy statement. Permission will be refused for proposals which rely on energy dependent cooling systems unless it is demonstrated that their use is essential

6.27 Therefore, our appraisal has considered the impacts and recognise the unknown for social and environmental proposals. Although, better designed buildings which take in account factors such as passive cooling ventilation and internal heat generating, can have significant economic benefits in the long term.

6.28 The Climate Change Technical Paper (2024) details the evidence and positive benefits to the environment.

Policy CC3: Water Efficiency

Summary of appraisal:

6.29 Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation and resilience to climate change. This proposed policy in the local plan sets out that development proposals involving the creation of new dwellings must ensure that water consumption does not exceed 110 litres per person per day, including external water use and incorporate rainwater harvesting schemes. Non-residential should also consider recycling grey water and development proposals which show water neutrality will be strongly supported.

6.30 Stevenage lies in an area of severe water stress and water consumption is above the national average. With a growing population, it is therefore essential that we use our limited water resources more efficiently. For this reason, new development must comply with Policy CC3.

6.31 Due to the evidence from The Climate Change Technical Paper (2024), the appraisal identified positive impacts for environmental and social but recognised that economic was not a significant benefit.

Policy CC4: Energy Infrastructure

Summary of appraisal:

6.32 Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation and resilience to climate change. This proposed policy in the local plan sets out how development proposals:

- use decentralised energy networks (DENs) or district heat networks (DHNs),
- use ultra-low and zero carbon combined heat and power (CHP) systems.

- produce local ultra-low and zero carbon renewable energy with surplus injected into the grid and implement Intelligent Energy Systems (IES).

6.33 Almost all of Stevenage's energy needs are currently met from outside of the borough, with electricity imported via the National Grid and pipelines supplying natural gas for heating. Work is underway to decarbonise the National Grid but this is not expected to be completed until 2035 and at present, only about 40% of UK electricity comes from renewable sources. It will be impossible to decarbonise heating without moving away from natural gas. For these reasons, the council will strongly support development proposals that incorporate sustainable energy infrastructure.

6.34 Due to the evidence from The Climate Change Technical Paper (2024), the appraisal identified positive impacts for environmental, social and economic, particularly in the long term.

Policy CC5: Carbon Sinks

Summary of appraisal:

6.35 Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation and resilience to climate change. This proposed policy in the local plan sets out how development proposals should not result in the loss or deterioration of significant carbon sinks. Development proposals which deliver net gains in carbon sequestration and storage through the enhancement of existing carbon sinks or the provision of new carbon sinks will be strongly supported.

6.36 A carbon sink is anything which absorbs more carbon dioxide from the atmosphere than it releases. In Stevenage, grasslands, wetlands and woodlands are significant carbon sinks.

6.37 Due to the evidence from The Climate Change Technical Paper (2024), the appraisal identified positive impacts for environmental and social, particularly in the long term.

Policy CC6: Green Roofs and Walls

Summary of appraisal:

6.38 Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation and resilience to climate change. This proposed policy incorporates a range of benefits which include:

- sequestering carbon dioxide from the atmosphere;
- delaying or reducing surface water run-off;
- naturally treating surface water run-off before it is discharged;
- increasing biodiversity by acting as a habitat;
- insulating buildings during colder months;
- cooling buildings through evapotranspiration during warmer months;
- reducing the heat island effect in built-up areas; and
- acting as a form of sound insulation.

6.39 Due to the evidence from The Climate Change Technical Paper (2024), the appraisal identified positive impacts for environmental, social and economic, particularly in the long term.

Policy CC7: The Green Economy

Summary of appraisal:

6.40 Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards our adaptation and resilience to climate change. This proposed policy incorporates a range of benefits which include a circular economy and green local jobs. These were appraised with generally positive impacts for environmental, social and economic, particularly in the long term.

Policy TC4: Station Gateway Major Opportunity Area

Summary of appraisal:

6.41 Our appraisal identifies the positive impacts of this policy, particularly in relation to contribution towards the economy and adaptation and resilience to climate change. Policy TC4 makes provision for an improved travel infrastructure hub within the heart of the town. This, combined with new offices and employment premises, makes positive contributions towards the economic and social sustainability objectives identified in the framework.

6.42 This policy, in combination with the other Town Centre policies (TC2 – TC7), work together to assist with the regeneration of the town.

6.43 The policy promotes 'Stevenage' through the redevelopment and improvements made to the railway station and recognises the station as a gateway to the town for visitors and those passing through.

Policy TC9: High Street Shopping Area

Summary of appraisal:

6.44 The impacts of Policy TC9 are largely considered positive. The policy recognises and protects the cultural heritage of the area and focuses retail within this distinct area. The policy contributes towards the social and economic aspects of the sustainability objectives identified in the framework, in particular improving health and wellbeing by ensuring the viability of the high street.

Policy IT1: Strategic Development Access Points

Summary of appraisal:

6.45 Policy IT4 requires new development to be accompanied by appropriate transport assessments, active travel solutions and travel plans. These measures will pro-actively facilitate the use of alternate modes of transport. As well as the direct effect on our objective to increase sustainable transport, there are indirect, secondary benefits arising from the impacts on human health and polluting emissions.

Policy HO4: South East of Stevenage

Summary of appraisal:

6.46 Policy HO4 makes provision for additional housing stock in the town to address the current deficit. Additional housing will also help boost the local economy and encourage further investment in the Borough.

6.47 This will have a significant positive social impact on the local area.

Policy HO7: Affordable Housing Targets

Summary of appraisal:

6.48 The appraisal identified significant social benefits from this policy as it will result in the provision of a substantial quantity of affordable housing. There are also secondary social and economic benefits as the provision of affordable housing will allow people to live, for example, close to schools or areas of work where they might otherwise be priced out of the market.

Policy HO11: Accessible and Adaptable Housing

Summary of appraisal:

6.49 This policy delivers strong social benefits by ensuring a full range of housing types is provided and allowing the opportunity for people to live longer in their own homes if they choose to do so.

Policy HO14: Houses in Multiple Occupation

Summary of appraisal:

6.50 Our appraisal identifies the unknown impacts of this policy, particularly in relation to social impacts. There are secondary benefits to this as it will allow people to live close to schools and work which might not have been able to without this policy.

Policy GD2: Design Certification

Summary of appraisal:

6.51 Policy GD2 encourages a high standard of design in all new development. Development proposals which demonstrate that they have been designed to achieve a rating of excellent or higher against the relevant BREEAM standard will be strongly supported. As such, it has been appraised as having positive effects against a range of objectives including those relating to crime, population, access to services and economic vitality.

Policy FP1: Sustainable Drainage

Summary of appraisal:

6.52 This policy provides a strong, criteria-based approach for large scale development in areas that are not at risk from fluvial flooding but that may suffer from surface water flooding. The presumption in favour of the inclusion of SuDS in new development will help to control and prevent flood risk and manage water quality. This policy should deliver benefits against social and environmental objectives

Policy FP2: Flood Risk Management

Summary of appraisal:

6.53 This policy provides a strong, criteria-based approach that should steer development away from 'at risk' areas. By applying the sequential test, and requiring adverse impacts to be mitigated against, this policy should deliver benefits against social and environmental objectives.

Policy NH5a: Trees and Woodland

Summary of appraisal:

6.54 Our appraisal identifies the positive impacts of this policy, particularly in relation to social and environmental impacts, which include the adaptation and resilience to climate change.

Policy NH5b: Tree Lined Streets

Summary of appraisal:

6.55 The NPPF requires new streets to be tree-lined unless there are clear, justifiable and compelling reasons why this would be inappropriate. This is reflected in Policy NH5b. Therefore, our appraisal identifies the positive impacts of this policy, particularly in relation to social and environmental impacts.

7. Habitats Regulation Assessment / Appropriate Assessment Screening: Update

7.1 The Habitats Regulation Assessment / Appropriate Assessment Screening Opinion supported the adopted Stevenage Borough Local Plan. It concluded that, with the measures and safeguards included in this draft plan, the scale and type of development being proposed is unlikely to have a significant effect upon any European sites.

<https://www.stevenage.gov.uk/documents/planning-policy/evidential-studies/environment/appropriate-assessment-screening-opinion.pdf>

7.2 Similar to the approach for the matrix-based appraisals of new and amended policies of the Plan only, we have provided an updated assessment related to those policies only in Figure 8. The same criteria as per the original Habitats Regulation Assessment / Appropriate Assessment Screening (section 6) applies and is explained further within that document.

7.3 We have considered that the proposed policy changes within the Local Plan Partial Review and Update do not have a significant impact on the Rye Meads European site, as per the original Screening Opinion. As such, the previous assessment remains valid.

7.4 The Habitats Regulation Assessment / Appropriate Assessment Screening will of course be fully considered once again at Local Plan Full Review stage.

Figure 8. HRA Screening of draft Local Plan new and amended policies under the Local Plan Partial Review and Update.

| Draft Local Plan Policy | Promotes the principle of development? | Residential (ancillary) development? | Screened IN / OUT | Reason (s) |
|--|--|--------------------------------------|-------------------|---|
| Strategic Policies | | | | |
| SP1: Climate Change | No | No | OUT | Protects the environment. |
| SP2: Sustainable Development in Stevenage | No | No | OUT | Qualitative and detailed criteria and / or general principles. |
| SP4: A Vital Town Centre | Yes | No | OUT | Whilst promoting development, relates to non-residential development – ruled out in accordance with Thames Water assumptions. |
| SP6: Sustainable Transport | No | No | OUT | Qualitative and detailed criteria / non-residential development – ruled out in accordance with Thames Water assumptions. |
| SP8: Good Design | No | No | OUT | Qualitative and detailed criteria / protection of environment [water efficiency]. |
| SP11: Flooding and Pollution | No | No | OUT | Protects the environment. |

| Detailed Policies | | | | |
|--|-----|-----|-----|---|
| EC1: Allocated Sites for Employment | Yes | No | OUT | Relates to non-residential development – ruled out in accordance with Thames Water assumptions. |
| CC1: Energy Efficiency | No | No | OUT | Protects the environment. |
| CC2: Heating and Cooling | No | No | OUT | Protects the environment. |
| CC3: Water Efficiency | No | No | OUT | Protects the environment [water efficiency]. |
| CC4: Energy Infrastructure | No | No | OUT | Protects the environment. |
| CC5: Carbon Sinks | No | No | OUT | Protects the environment. |
| CC6: Green Roofs and Walls | No | No | OUT | Protects the environment. |
| CC7: The Green Economy | No | No | OUT | Protects the environment. |
| TC4: Station Gateway Major Opportunity Area | Yes | Yes | OUT | Location of residential development / relates to non-residential development. Numbers are more important than location (numbers of dwellings covered by SP7). |

| | | | | |
|---|-----|-----|-----|---|
| TC9: High Street Shopping Area | No | No | OUT | Qualitative and detailed criteria / non-residential development – ruled out in accordance with Thames Water assumptions. |
| IT1: Strategic Development Access Points | No | No | OUT | Does not directly lead to additional residential development. |
| HO4: South East Stevenage | Yes | Yes | OUT | Location of residential development / relates to non-residential development. Numbers are more important than location (numbers of dwellings covered by SP7). |
| HO7: Affordable Housing Targets | No | No | OUT | Qualitative and detailed criteria. |
| HO11: Accessible and Adaptable Housing | No | No | OUT | Qualitative and detailed criteria. |
| HO14: Houses in Multiple Occupation | No | Yes | OUT | Qualitative and detailed criteria. |
| GD2: Design Certification | No | No | OUT | Qualitative and detailed criteria. |
| FP1: Sustainable Drainage | No | No | OUT | Protects the environment. |

| | | | | |
|-----------------------------------|----|----|-----|---------------------------|
| FP2: Flood Risk Management | No | No | OUT | Protects the environment. |
| NH5a: Trees and Woodland | No | No | OUT | Protects the environment. |
| NH5b: Tree Lined Streets | No | No | OUT | Protects the environment. |

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8. Monitoring

8.1 The Strategic Environmental Assessment regulations set out that local planning authorities should monitor the significant environmental effects of implementing the local plan. The purpose of this is to identify any unforeseen adverse effects at an early stage so appropriate remedial actions can be taken. Details of Stevenage's monitoring arrangements are set out in the Local Plan. The council's Authority Monitoring Report (AMR) will report on the monitoring results.

9. Next Steps

9.1 This Sustainability Appraisal and Strategic Environmental Assessment accompanies the Stevenage Borough Local Plan Partial Review and Update Pre-Submission Draft. The consultation runs until 29 January 2025. Consultation responses will be considered prior to submission of the Local Plan Partial Review and Update and Sustainability Appraisal / Strategic Environmental Report to the Secretary of State.

9.2 At Examination in Public, representations alongside the Sustainability Appraisal and Strategic Environmental Report will be considered by the Inspector.

9.3 If the Inspector identifies the need for modifications, these might need to undergo a Sustainability Appraisal and Strategic Environmental and the Sustainability Appraisal / Strategic Environmental Report Addendum will be published alongside the modifications during consultation.

9.4 Once the Inspector finds the plan to be 'sound', the Plan will be formally adopted by the council. This will be supported by an Sustainability Appraisal and Strategic Environmental Statement that sets out the monitoring approach.

Appendix A: The Sustainability Matrix and Matrix Tables

This is retained as per the Sustainability Appraisal supporting the adopted Stevenage Borough Local Plan 2019 and has been utilised for matrix-based assessment of new and revised policies as part of the Local Plan Partial Review and Update. References to chapters refer to the Sustainability Appraisal supporting the 2019 Local Plan and not this document, which has different chapter numbers.

<https://www.stevenage.gov.uk/documents/planning-policy/stevenage-borough-local-plan/sustainability-appraisal.pdf>

i Appendix 1. The Sustainability Matrix and Matrix Tables

i.1 The following section of this sustainability appraisal sets out the matrix tables. These tables are our assessment of each option in terms of sustainability. In some instances we have not been able to provide a selection of options and, where this is the case, this has been explained.

i.2 Each table assesses the short, medium and long term effect of each option against the thirteen indicators established from our Scoping Report. The objectives are as follows:

Table 19 Sustainability objectives

| Objective No. | Objective description |
|---------------|---|
| 1 | To protect and enhance biodiversity in all areas and maintain and restore the full range of habitats and species to viable levels. |
| 2 | To protect and enhance human health & wellbeing, meeting the needs of existing residents and encourage local population growth. |
| 3 | To protect and enhance water quality, encourage water conservation and reduce flood risk. |
| 4 | To reduce land contamination and safeguard soil quality. |
| 5 | To minimise waste and increase recycling. |
| 6 | To maximise the quality of environmental conditions by limiting noise and air pollution, reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. |
| 7 | To preserve and enhance areas and buildings designated for their historic and/or archaeological interest and protect their settings. |
| 8 | To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. |
| 9 | To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. |
| 10 | To address the causes of deprivation and ensure that everyone has access to decent, appropriate and affordable housing. |
| 11 | To reduce the need to travel and increase the use of sustainable methods of transportation. |
| 12 | To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. |
| 13 | To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other assets ensuring that economic and employment centres remain efficient and viable. |

i.3 In order to assess the short, medium and long term effects of each options, the following assessment is used:

Table 20 - Short, medium and long term assessment

| Symbol | Description of the effect |
|--------|--|
| ++ | Major significant positive effects Option actively encouraged as it would resolve an existing sustainability problem. |
| + | Minor significant positive effects No sustainability constraints and option acceptable. |
| 0 | Neutral |
| ? | Unknown or uncertain effects |
| - | Minor significant negative effects Potential sustainability issues; mitigation and /or negotiation possible. |
| -- | Major significant negative effects Problematical & improbable because of known sustainability issues ; mitigation or negotiation difficult and /or expensive. |
| x | Absolute sustainability constraints. |

i.4 Some issues are not appraised in this matrix style, as described in the summary of every issue in Chapter 9.

i.5 Following each matrix assessment, each option is followed by commentary which explains the matrix in more detail. A summary of the matrices is shown in Chapter 10.



**Stevenage Borough Council
Local Plan – Partial Review and Update
Strategic Environmental Assessment Screening Statement
May 2024**

1. The Purpose of this Statement

- 1.1. This screening statement has been prepared to determine whether the Local Plan – Partial Review and Update should be subject to a Strategic Environmental Assessment (SEA) in accordance with the European Union Directive 2001/42/EC (SEA Directive) and the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations). It will provide clarity on the need for sustainability appraisal and strategic environmental assessment in relation to plan development.
- 1.2. The statement outlines the legislative and policy framework for the respective screening regime, before considering significant environment effects which are likely to arise through the partial review of the Local Plan and require more detailed assessments.
- 1.3. The policies in the Local Plan will be used as material considerations in determining planning applications and will provide the basis for development to be taken forward, giving developers and stakeholders certainty for the period up to 2031.

2. Strategic Environmental Assessment – Regulatory requirements

- 2.1. The basis for Strategic Environmental Assessment legislation is European Directive 2001/42/EC. This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 (SEA Regulations). Detailed guidance of these regulations can be found in the Government publication [‘A Practical Guide to the Strategic Environmental Assessment Directive’](#) (ODPM, 2005) and [Paragraph 11- 008 of the Planning Practice Guidance \(PPG\)](#), which states that “a sustainability appraisal should be prepared for any of the documents that can form part of a local plan, including core strategies site allocation documents and area action plans”.
- 2.2. Under the requirements of the European Union Directive 2001/42/EC and Environmental Assessment of Plans and Programmes Regulations (2004), certain types of plans that set the framework for the consent of future development projects, must be subject to an environmental assessment.
- 2.3. The objective of Strategic Environmental Assessment is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.
- 2.4. The 2001 Directive has been updated a number of times, with the most recent Directive issued in April 2014. While Article numbers cited in the 2005 guidance have been updated/removed, the principle of determining whether a Plan or Programme will have likely significant effects on the environment remain the same. Therefore, this screening statement uses the only Government guidance available.

3. The Strategic Environmental Appraisal Process

- 3.1. The first stage of the process is for the Council to determine whether or not the partial review of the Local Plan is likely to have significant effects on the environment. This

screening process includes assessing the Local Plan against a set of criteria (as set out in Schedule 1 of the SEA Regulations). The results of this are set out in Appendix 1 of this statement. The aim of this statement is therefore to provide sufficient information to demonstrate whether the Local Plan is likely to have significant environmental effects.

- 3.2. The Council also has to consult the Environment Agency, Historic England and Natural England on this screening statement. A final determination cannot be made until the three statutory consultation bodies have been consulted.
- 3.3. Where the Council determines that a SEA is not required, Regulation 9(3) of the SEA Regulations states that the Council must prepare a statement setting out the reasons for this determination. This statement is the draft statement produced by the Council.

4. Sustainability Appraisal and Habitats Regulations Assessment (need to update)

- 4.1. There is a statutory requirement to undertake a SA appraisal of Local Plans. The Council has considered whether an SA might be required. The Local Plan Partial Review and Update is not amending policies on housing site allocations or employment land. Although will include new policies on the climate change.
- 4.2. **Climate Change policies will be placed at the top of our Strategic Planning Policies. We are seeking to get the right balance of new low carbon homes and investment in retrofitting existing homes, alongside new jobs, infrastructure while protecting our green and cultural assets, echoing the TCPA Garden City principles that the original new town was founded on.**
- 4.3. The reviewed Local Plan is therefore unlikely to have significant environmental, social or economic effects beyond those of the Local Plan policies which were subject to a comprehensive SA process, incorporating SEA, as part of the Local Plan production requirements.
- 4.4. The Council is required to consider Habitats Regulations Assessment (HRA). HRA is the process used to determine whether a plan or project would have significant adverse effects on the integrity of internationally designated site of nature conservation importance, known as European sites. The need for a HRA is set out within the [Conservation of Habitats and Species Regulations 2010](#), which transposed EC Habitats Directive 92/43/EEC into UK law. A HRA Appropriate Assessment Screening Document was produced during the previous Local Plan preparation and concluded that no policies in the Local Plan would have a likely significant effect of the closest SPA at the Lee Valley, nor it's associated SSSI at Rye Meads. This will need to be reviewed with the current review process.
- 4.5. Copies of the SA and HRA documents for the current Local Plan are available here:

[Local Plan SA documents](#)

5. Conclusion

- 5.1 On the basis of the screening process, the Council believes that the Local Plan Partial Review and Update would require a Strategic Environmental Assessment (or Sustainability Appraisal or Habitats Regulations Assessment). This is due to the significant environmental, social or economic effects arising from its implementation above and beyond those of the Local Plan policies which have already been appropriately assessed.

Appendix 1

A Practical Guide to the SEA Directive, ODPM 2005

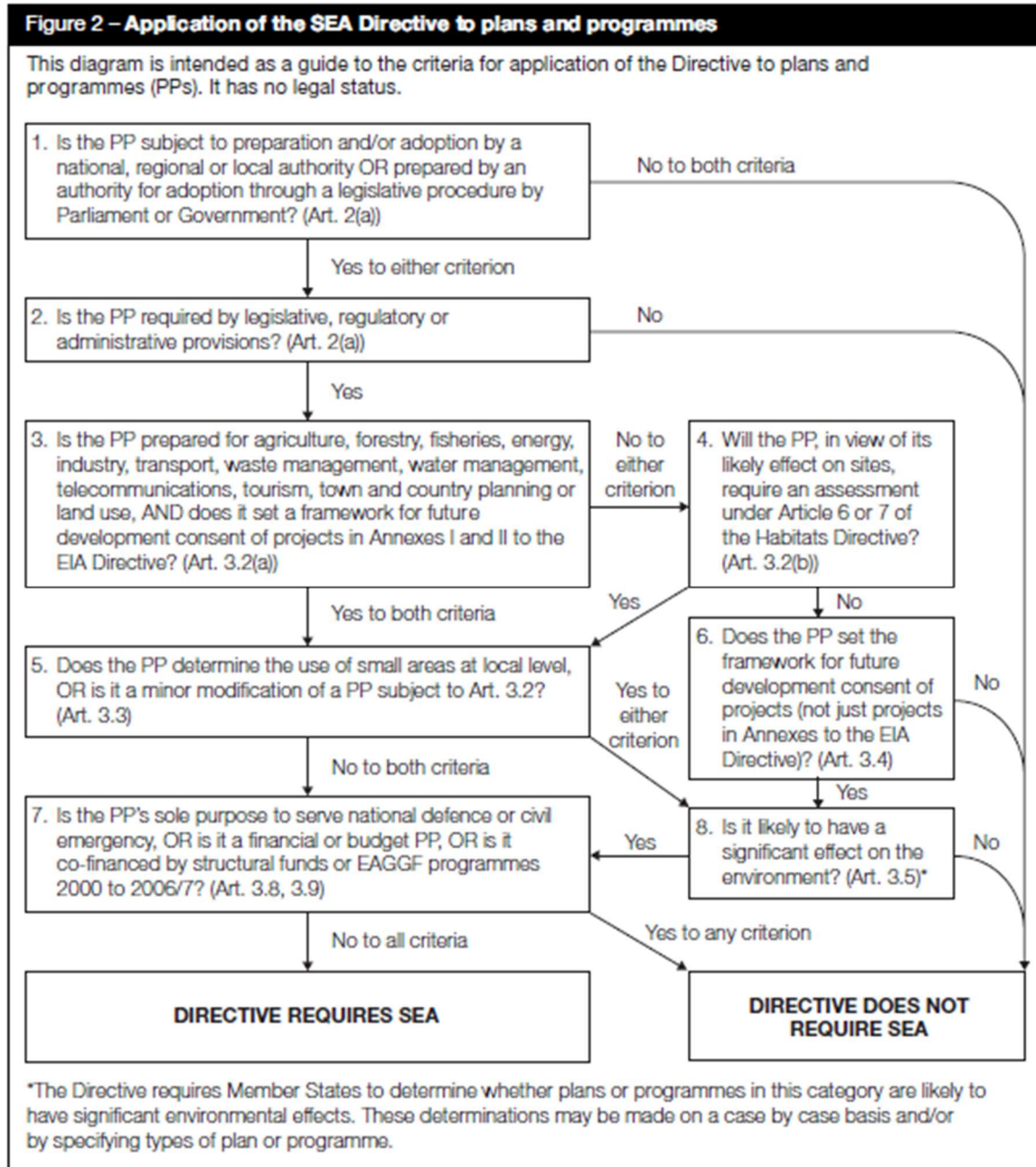


Table 1: Establishing whether there is a need for SEA

| Establishing whether there is a need for SEA Stage | Yes/No | Assessment |
|--|--|--|
| 1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a)) | Yes to either criterion: proceed to question 2 | Yes, the Local Plan has been reviewed by Stevenage Borough Council to provide additional detail to policies and create new policy in response to change since it was adopted in 2019. The Plan will be subject to an independent examination and if found sound, will become a statutory document used for determining land use. |
| 2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a)) | Yes: proceed to question 3 | Yes, the new Local Plan will become a material consideration upon adoption and is referred to as the adopted Local Plan. |
| 3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a)) | Yes to both criterion: proceed to question 5 | The Local Plan is prepared for the purpose of Town and Country Planning, to guide development in the Borough. It is a land-use plan and sets the framework for future development consents within Stevenage. |
| 5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3) | Yes to first criterion: proceed to question 8 | The Local Plan will guide the development of small areas at local level. |
| 8. Is it likely to have a significant effect on the environment? (Art. 3.5) | No | <p>The Local Plan is likely to address a wide range of environmental issues and will seek to promote positive outcomes.</p> <p>DIRECTIVE DOES REQUIRE THE LOCAL PLAN PARTIAL REVIEW AND UPDATE TO UNDERGO SEA</p> |

| | | |
|---|---|---|
| | | |
| SEA Directive Criteria (Schedule of the Environmental Assessment of Plans and Programmes Regulations 2004) Criteria (from Annex II of SEA Directive and Schedule I of Regulations) | | Potential effects of the Local Plan (Partial Review) |
| 1. Characteristic of the Local Plan having particular regard to: | | |
| (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources; | The Local Plan Partial Review and Update is prepared for town and country planning purposes and will be part of the development management framework once adopted. | |
| (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy; | The Local Plan must be in general conformity with The National Planning Policy Framework (NPPF). It will also be influenced by the Minerals and Waste Local Plan at a regional level. | |
| (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development; | There are opportunities to integrate environmental considerations within the Local Plan. The Local Plan contains policies that aim to improve local facilities and allow for sustainable growth, as well as preserving the urban character of the borough, whilst protecting open spaces and the natural environment. Please see Appendix 2 for summary of key changes to policies proposed. | |
| (d) environmental problems relevant to the plan or programme; and | The opportunity to improve environmental policies help to address the central issues around sustainable growth and climate change. | |
| (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection). | The Local Plan is a land use plan and sets the framework for future development. It also sets out policies which planning applications will need to adhere to. | |
| 2. Characteristics of the effect and area likely to be affected having particular regard to: | | |
| (a) the probability, duration, frequency and reversibility of the effects; | The Local Plan is expected to address significant environmental effects. | |
| (b) the cumulative nature of the effects; | There are no anticipated negative cumulative effects of the Local Plan. | |

| | |
|---|---|
| (c) the trans-boundary nature of the effects; | The Local Plan could potentially give rise to cross-boundary environmental effects. |
| (d) the risks to human health or the environment (for example, due to accidents); | There are no anticipated negative effects of the Local Plan on human health. |
| (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected) | The Local Plan is not expected to give rise to any significant effects on population or geographical area. |
| (f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; | The Local Plan is not expected to affect any local natural characteristics or cultural heritage and is not expected to lead to the exceedance of environmental standards or promote intensive land-use. |
| (g) the effects on areas or landscapes which have a recognised national, Community or international protection status. | The Local Plan is not expected to have an effect on landscapes of national, community or international protection status. |

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Appendix 2 – Policy changes with the Local Plan partial review and update

- Deletion of existing *Policy SP1: Presumption in favour of sustainable development* and replacement with new *Policy SP1: Climate change* to reflect the changed priority for the Local Plan to address climate change issues and challenges.
- *Policy SP11: Climate change, flooding and pollution* revised to consider flooding and pollution only i.e. *Policy SP11: Flooding and pollution*.
- New chapter of detailed Climate Change policies, including:
 - *Policy CC1: Energy efficiency* to set CO2 emissions targets for new development and contributions to a Carbon Offset Fund where these cannot be met on-site;
 - *Policy CC2: Heating and cooling* to prevent overheating and limit the use of energy-dependent cooling systems;
 - *Policy CC3: Water efficiency* to set water use targets for new development;
 - *Policy CC4: Energy infrastructure* to encourage new ultra-low and zero carbon energy infrastructure;
 - *Policy CC5: Carbon sinks* to protect existing carbon sinks and encourage net gains in carbon sequestration;
 - *Policy CC6: Green roofs and walls* to encourage new green roofs and green walls;
 - *Policy CC7: Digital connectivity* to encourage the installation to high-speed digital infrastructure; and
 - *Policy CC8: The green economy* to support of the principles of a circular economy and encourage the creation of local green jobs.
- Deletion of existing *Policy FP1: Climate Change* and replacement with new *Policy FP1: Sustainable Drainage* to reflect change in Plan structure and to ensure that:
 - major and minor developments utilise sustainable drainage systems (SuDS) wherever possible;
 - surface water run-off is not increased;
 - developments incorporate green, surface-level features (e.g. ponds and swales) wherever possible; and
 - underground attenuation features and impervious hard surfaces are only used where unavoidable.
- Deletion of existing *Policy FP2: Flood risk in Flood Zone 1* and *Policy FP3: Flood risk in Flood Zones 2 and 3* and replacement with new comprehensive *Policy FP2: Flood risk management* to emphasise:
 - the protection and re-naturalisation of watercourses;
 - the protection and potential future enhancement of flood defences; and
 - the presence of other potential sources of flooding e.g. surface water and groundwater.
- Revision of existing *Policy NH5: Trees and woodland* to provide:
 - a strong presumption against the loss or deterioration of trees and woodland;
 - a new tree replacement standard to apply to all losses of individual trees regardless of their health, ranging from 2 to 21 replacement trees for each tree felled;
 - woodland replacement in accordance with statutory biodiversity net gain (BNG);
 - long-term management of any replacement woodland; and
 - financial contributions where tree or woodland replacement cannot be provided on-site.
- New *Policy NH5b: Tree-lined streets* to reflect national planning policy emphasis on new streets being lined with trees.
- Borough-wide Climate change retrofit contribution.

- Amended Policy for TC4: Station Gateway Major Opportunity Area – changing allocation from zero carbon / low carbon Employment office space and public realm improvements and to reflect the two rounds of public consultation held on the Area Action Plan.
- New *Policy HO14: Houses in multiple occupation* to clarify that proposals for new Houses in Multiple Occupation (HMOs) must have regard to relevant SPDs e.g. the *Parking Provision and Sustainable Transport SPD 2020*.
- Policies and supporting text revised throughout to reflect the amended Use Classes Order.
- A new glossary to define various terms for the purposes of the Plan.
- Few other minor changes including change of textual references to Use Class Orders since 2020 and updates based on practice with application of planning policies in determining planning applications since 2019.

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Appendix C: Matrix-Based Appraisals for New and Revised Policies since Adoption of Stevenage Borough Local Plan May 2019

Key

Environmental Sustainability Objectives – Biodiversity, Water, Soil, Waste and Recycling, Environmental Quality

Social Sustainability Objectives – Health and Population, Heritage, Good Design, Access to Services, Housing, Travel

Economic Sustainability Objectives – Skills, Investment

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Strategic Policies

Policy SP1: Climate Change

| Sustainability Objectives | Effect | | Comments |
|--|--|----|---|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | ++ | Clear link between policy and protecting and enhancing biodiversity. |
| | Medium | ++ | |
| | Long | ++ | |
| Health and Population | <i>SEA Themes: Population, human health</i> | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | ++ | Clear link between policy and enhancing general health and wellbeing. |
| | Medium | ++ | |
| | Long | ++ | |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

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|---|--------|--|--|
| Soil | | <i>SEA Themes: Soils</i> | |
| 4. To reduce land contamination and safeguard soil quality. | Short | + | Carbon content of soils and carbon sequestration benefits from the policy. |
| | Medium | + | |
| | Long | + | |
| Waste and Recycling | | <i>SEA Themes: Material assets</i> | |
| 5. To minimise waste and increase recycling. | Short | ++ | Impact of not having the policy in the short term is significant. |
| | Medium | ++ | |
| | Long | + | |
| Environmental Quality | | <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
|---|--------|---|--|
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | + | Provided historic buildings are compatible. The impact is limited, some retrofit benefits from the policy. |
| | Medium | + | |
| | Long | + | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | + | Policy will result in buildings ageing well as part of the circular economy. |
| | Medium | + | |
| | Long | 0 | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | + | Some minor benefits from the policy in the short term. |
| | Medium | 0 | |
| | Long | 0 | |

| Housing <i>SEA Themes: Population, human health</i> | | | |
|--|--------|----|--|
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | ? | Uncertain in terms of housing quality and affordability etc, but in time should have longer term benefits. |
| | Medium | + | |
| | Long | ++ | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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Policy SP2: Sustainable Development in Stevenage

| Sustainability Objectives | Effect | Comments | |
|--|--------|----------|--|
| Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i> | | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | ? | There are potential knock-on impacts on green jobs, biodiversity and the circular economy. |
| | Medium | ? | |
| | Long | + | |
| Health and Population <i>SEA Themes: Population, human health</i> | | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | ++ | Stronger benefits to needs of an ageing population. |
| | Medium | ++ | |
| | Long | + | |
| Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

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|---|--------|----|
| Soil <i>SEA Themes: Soils</i> | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | |
| 5. To minimise waste and increase recycling. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |

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|---|--------|----|---------------------------------------|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | + | Possibly an additional minor benefit. |
| | Medium | + | |
| | Long | + | |

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|--|--------|----|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | + | |
| | Medium | + | |
| | Long | ++ | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | + | Additional benefits compared to the 2019 Plan. |
| | Medium | + | |
| | Long | ++ | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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Policy SP4: A Vital Town Centre

| Sustainability Objectives | Effect | | Comments |
|--|---------------|---|--|
| Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i> | | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | Negligible impacts. |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population <i>SEA Themes: Population, human health</i> | | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + | Potentially opens up further opportunities to enhance health and wellbeing, in particular neighbourhood centres. |
| | Medium | + | |
| | Long | + | |
| Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|---|--------|---|--|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | ? | Depends on the volume of additional retail that emerges and where. |
| | Medium | ? | |
| | Long | ? | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | 0 | Minimal impact compared to 2019 Local Plan policy. |
| | Medium | 0 | |
| | Long | 0 | |

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|---|--------|---|--|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | + | In line with Town Centre Regeneration and placemaking enhancement. |
| | Medium | + | |
| | Long | + | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | + | Possibly an additional minor benefit. |
| | Medium | + | |
| | Long | + | |

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|--|--------|----|---|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | + | Longer term increased benefits when retail areas fully realised and in line with Town Centre Regeneration principles. |
| | Medium | + | |
| | Long | ++ | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | + | As above. |
| | Medium | + | |
| | Long | ++ | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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Policy SP6: Sustainable Transport

| Sustainability Objectives | Effect | | Comments |
|--|---------------|----|---------------------------------------|
| Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i> | | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population <i>SEA Themes: Population, human health</i> | | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | ++ | Access to health facilities improved. |
| | Medium | ++ | |
| | Long | ++ | |
| Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|---|--------|----|---|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | + | New high quality sustainable transport facilities will mean an increased potential to utilise well designed products. Less cars means less waste. |
| | Medium | + | |
| | Long | ++ | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
|---|--------|----|---|
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | ? | Potential for the Stevenage Culture and Heritage trail to promote active travel and operate in tandem with. |
| | Medium | ? | |
| | Long | ? | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | ++ | Active Travel solutions will have a strong beneficial impact on local character. |
| | Medium | ++ | |
| | Long | + | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | ++ | Similar to above. High quality, reliable, affordable, range of sustainable transport options can be developed. Age / disability to be fully considered. |
| | Medium | ++ | |
| | Long | + | |

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|--|--------|----|---|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | ++ | Better active travel results in better connection to neighbourhoods within and between, meaning communities are not cut off and overall a higher quality of life. |
| | Medium | ++ | |
| | Long | ++ | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | ++ | Generally better access to facilities, education, work etc. |
| | Medium | ++ | |
| | Long | ++ | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | ++ | As above. |
| | Medium | ++ | |
| | Long | ++ | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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Policy SP8: Good Design

| Sustainability Objectives | Effect | | Comments |
|--|---------------|----|-----------------|
| Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i> | | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population <i>SEA Themes: Population, human health</i> | | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|---|--------|--|--|
| Soil | | <i>SEA Themes: Soils</i> | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling | | <i>SEA Themes: Material assets</i> | |
| 5. To minimise waste and increase recycling. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality | | <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

| | | | |
|---|--------|----|---|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | ? | |
| | Medium | ? | |
| | Long | ? | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | ++ | See below. Slightly more than we need, see full benefits in time. |
| | Medium | ++ | |
| | Long | ++ | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | ++ | Wheelchair / access improvements under Building Regulations. |
| | Medium | ++ | |
| | Long | + | |

| | | | |
|--|--------|----|---|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | ++ | As above. |
| | Medium | ++ | |
| | Long | + | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | ? | |
| | Medium | ? | |
| | Long | ? | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | + | Applies to non-residential, but the impact is less certain. |
| | Medium | + | |
| | Long | + | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | + | Applies to non-residential, but the impact is less certain. |
| | Medium | + | |
| | Long | + | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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Policy SP11: Flooding and Pollution

| Sustainability Objectives | Effect | Comments |
|--|--|----------|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Health and Population | <i>SEA Themes: Population, human health</i> | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |

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|---|--------|----|
| Soil <i>SEA Themes: Soils</i> | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | |
| 5. To minimise waste and increase recycling. | Short | + |
| | Medium | + |
| | Long | + |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |

| | | | |
|---|--------|----|--|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | ++ | Multifunctional benefits of SuDS. |
| | Medium | ++ | |
| | Long | + | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | + | Well designed and planned for locations means less risk of impact on access. |
| | Medium | + | |
| | Long | + | |

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|--|--------|---|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | + | As above. |
| | Medium | + | |
| | Long | + | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | + | Indirectly. Impact of not having flood defences can mean a potential impact on investment. |
| | Medium | + | |
| | Long | + | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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Detailed Policies

EC1: Allocated Sites For Employment Development

| Sustainability Objectives | Effect | | Comments |
|--|--|---|-----------------|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population | <i>SEA Themes: Population, human health</i> | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

| | | | |
|---|--------|---|--|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | ? | Difference in waste / recycling amount from offices to light industrial. Fabric of building will be different if light industrial. |
| | Medium | ? | |
| | Long | ? | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | ? | Similar to above. Won't know until site materialises. |
| | Medium | ? | |
| | Long | ? | |

| | | | |
|---|--------|---|--|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | + | |
| | Medium | + | |
| | Long | + | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | + | Allows flexibility and encourages the right investment as part of the overall offer in the area. |
| | Medium | + | |
| | Long | + | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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CC1: Energy Efficiency

| Sustainability Objectives | Effect | Comments |
|--|--|----------|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Health and Population | <i>SEA Themes: Population, human health</i> | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 |
| | Medium | 0 |
| | Long | 0 |

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|---|--------|----|----------------------------------|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | + | Whole life carbon zero benefits. |
| | Medium | + | |
| | Long | ++ | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

| | | | |
|---|--------|----|--|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | + | Energy efficiency in older buildings as part of the wider picture. Solar panels? But would have to be in keeping with historic significance. |
| | Medium | + | |
| | Long | + | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | + | Fabric First for example. Will age well as a consequence. |
| | Medium | + | |
| | Long | ++ | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | + | |
| | Medium | + | |
| | Long | ? | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | ? | As below. |
| | Medium | ? | |
| | Long | ? | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | ? | Some economic impacts. Skills to change as Climate Change / sustainability measures evolve. Could have an economic impact. |
| | Medium | ? | |
| | Long | ? | Additional costs to develop... could be a negative impact. |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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CC2: Heating and Cooling

| Sustainability Objectives | Effect | | Comments |
|--|--|----|---|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population | <i>SEA Themes: Population, human health</i> | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + | Preventing overheating... significant benefits over time. |
| | Medium | + | |
| | Long | ++ | |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|---|--------|----|---|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | + | Minor impact – could be issue of disposal of less sustainable older stock and the sheer volume of stock, potentially. |
| | Medium | + | |
| | Long | ? | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

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|---|--------|---|---|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | ? | Potential impact of older stock etc in older buildings. |
| | Medium | ? | |
| | Long | ? | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | + | Aging well, managing heat within buildings, positive if newer / more updated stock. |
| | Medium | + | |
| | Long | + | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|---|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | + | Managing heat in buildings. |
| | Medium | + | |
| | Long | + | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | + | Applies to non-residential development. |
| | Medium | + | |
| | Long | + | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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CC3: Water Efficiency

| Sustainability Objectives | Effect | | Comments |
|--|--------|----|--|
| Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i> | | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | ? | Extraction from biospheres... potential other impact on areas of ecology / impact from aquifers perhaps (likely very minor). |
| | Medium | ? | |
| | Long | ? | |
| Health and Population <i>SEA Themes: Population, human health</i> | | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

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|---|--------|----|--|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | ++ | Rainwater / grey water recycling... |
| | Medium | ++ | Wider future climate considerations. |
| | Long | + | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | ++ | Less in system = less water stress on system |
| | Medium | ++ | |
| | Long | + | |

| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
|---|--------|----|--|
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | ++ | Rainwater harvesting needs to be designed appropriately in developments... using water within homes. |
| | Medium | ++ | |
| | Long | + | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | + | Potential small benefit for water bills. |
| | Medium | + | |
| | Long | ? | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | 0 | Cost is minor / negligible. |
| | Medium | 0 | |
| | Long | 0 | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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CC4: Energy Infrastructure

| Sustainability Objectives | Effect | | Comments |
|--|--|---|----------|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population | <i>SEA Themes: Population, human health</i> | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | ? | |
| | Medium | ? | |
| | Long | ? | |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

| | | | |
|---|--------|--|--|
| Soil | | <i>SEA Themes: Soils</i> | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling | | <i>SEA Themes: Material assets</i> | |
| 5. To minimise waste and increase recycling. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality | | <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | + | |
| | Medium | + | |
| | Long | + | |

| | | | |
|---|--------|---|-------------------------|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | ? | Longer term monitoring. |
| | Medium | + | |
| | Long | + | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|-----------------------------|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | 0 | Mainly off-site provision. |
| | Medium | 0 | |
| | Long | 0 | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | ? | May gain support over time. |
| | Medium | + | |
| | Long | + | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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CC5: Carbon Sinks

| Sustainability Objectives | Effect | Comments |
|--|--|----------|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | + |
| | Medium | + |
| | Long | + |
| Health and Population | <i>SEA Themes: Population, human health</i> | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + |
| | Medium | + |
| | Long | + |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | + |
| | Medium | + |
| | Long | ? |

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|---|--------|--|--|
| Soil | | <i>SEA Themes: Soils</i> | |
| 4. To reduce land contamination and safeguard soil quality. | Short | + | |
| | Medium | + | |
| | Long | + | |
| Waste and Recycling | | <i>SEA Themes: Material assets</i> | |
| 5. To minimise waste and increase recycling. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality | | <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

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| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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CC6: Green Roofs and Walls

| Sustainability Objectives | Effect | Comments | |
|--|--|----------|--|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Health and Population | <i>SEA Themes: Population, human health</i> | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + | Limited air quality impact. Visual improvements perhaps. |
| | Medium | + | Sound insulation has potential health benefits. |
| | Long | ? | Thermal and water cycle / evapotranspiration benefits. |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | ++ | SuDS and attenuation / treatment benefits. |
| | Medium | ++ | |
| | Long | ++ | |

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|---|--------|--|--|
| Soil | | <i>SEA Themes: Soils</i> | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling | | <i>SEA Themes: Material assets</i> | |
| 5. To minimise waste and increase recycling. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality | | <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
|---|--------|----|---|
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | Subtext mentions to be mindful of heritage assets. |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | + | Intended to have longer lasting environmental benefits. |
| | Medium | + | Fabric First links to spaces and buildings that age well. |
| | Long | ++ | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|----------------------------|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | 0 | No viability implications. |
| | Medium | 0 | |
| | Long | 0 | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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CC7: The Green Economy

| Sustainability Objectives | Effect | Comments | |
|--|--|----------|-----------------------------------|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | + | |
| | Medium | + | |
| | Long | ? | |
| Health and Population | <i>SEA Themes: Population, human health</i> | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | ++ | Local seasonal fresh produce etc. |
| | Medium | ++ | |
| | Long | + | |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

| | | | |
|---|--------|----|--|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | ++ | Circular economy benefits. |
| | Medium | ++ | |
| | Long | ++ | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | + | Greenhouse gas emissions, produce new materials for example. |
| | Medium | + | |
| | Long | + | |

| | | | |
|---|--------|---|--|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | + | |
| | Medium | + | |
| | Long | ? | |

| | | | |
|--|--------|----|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | + | Transport of goods over sustainable distances. |
| | Medium | + | |
| | Long | + | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | ++ | Significant benefits for green jobs. |
| | Medium | ++ | |
| | Long | ++ | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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TC4: Station Gateway Major Opportunity Area

| Sustainability Objectives | Effect | | Comments |
|--|--------|----|--|
| Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i> | | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population <i>SEA Themes: Population, human health</i> | | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + | |
| | Medium | + | |
| | Long | ++ | |
| Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | + | Benefits of green and blue infrastructure. |
| | Medium | ++ | |
| | Long | ++ | |

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|---|--------|----|----------------------------|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | + | |
| | Medium | + | |
| | Long | ? | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | ++ | Low carbon urban exemplar. |
| | Medium | ++ | |
| | Long | ++ | |

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|---|--------|----|
| Heritage <i>SEA Themes: Cultural heritage</i> | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |

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|--|--------|----|---|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | ? | Unclear as to what materialises on this site. |
| | Medium | ? | |
| | Long | ? | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | ++ | Ultimate aim of the Area Action Plan and TC4 is to improve connectivity and active travel through the area and wider to and from the Town Centre. |
| | Medium | ++ | |
| | Long | ++ | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | + | |
| | Medium | + | |
| | Long | + | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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TC9: High Street Shopping Area

| Sustainability Objectives | Effect | | Comments |
|--|--------|----|--|
| Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i> | | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population <i>SEA Themes: Population, human health</i> | | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + | Appropriately managed areas for takeaways. |
| | Medium | + | |
| | Long | ++ | |
| Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|---|--------|---|---|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | 0 | Negligible impact. |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | + | Potential additional benefit on air quality with less takeaways producing less cooking waste / gases / emissions etc. |
| | Medium | + | |
| | Long | + | |

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| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | + | Helps to enhance the positive aspects of the Old Town heritage and culture. |
| | Medium | + | |
| | Long | + | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | + | As above. |
| | Medium | + | |
| | Long | + | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | ? | Positive in that it may redirect alternative forms of investment to Old Town, ultimately benefiting the High Street in the longer term. Stopping oversupply of one use and preventing saturation of the market . Negative in that further restriction on takeaways may have a negative impact on building occupancy in the High Street and it may be difficult to attract alternative |
| | Medium | ? | |
| | Long | ? | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | investment in the area. Footfall may reduce too, meaning less spending in the Town Centre. |
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IT1: Strategic development access points

| Sustainability Objectives | Effect | | Comments |
|--|--------|----|---|
| Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i> | | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population <i>SEA Themes: Population, human health</i> | | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + | Bus priority encourages sustainable travel and meeting needs of existing residents. |
| | Medium | + | |
| | Long | ++ | |
| Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|---|--------|--|---|
| Soil | | <i>SEA Themes: Soils</i> | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling | | <i>SEA Themes: Material assets</i> | |
| 5. To minimise waste and increase recycling. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality | | <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | + | Encourage sustainable forms of travel which in turn help to minimise non sustainable forms of travel and their associated negative environmental impacts. |
| | Medium | + | |
| | Long | + | |

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|---|--------|---|--|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | + | Bus priority a part of positive sustainable travel options, which help to enhance the overall environment and user experience. |
| | Medium | + | |
| | Long | + | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | + | New bus junctions improve access to other services across the town. |
| | Medium | + | |
| | Long | + | |

| | | | |
|--|--------|----|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | ++ | Bus priority encourages sustainable travel and meeting needs of existing residents. |
| | Medium | ++ | |
| | Long | ++ | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | ? | May have a small impact on infrastructure requirements and access to employment areas in particular. |
| | Medium | ? | |
| | Long | ? | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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HO4: South East of Stevenage

| Sustainability Objectives | Effect | | Comments |
|--|--------|---|--|
| Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i> | | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population <i>SEA Themes: Population, human health</i> | | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + | More access for affordable housing for residents who require it. Encourages local population growth. |
| | Medium | + | |
| | Long | + | |
| Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

| | | | |
|---|--------|---|--|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

| | | | |
|---|--------|---|--|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|---|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | + | More access for affordable housing for residents who require it. |
| | Medium | + | |
| | Long | + | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | + | Allows higher level of investment in local people which may have positive knock-on effects for the local economy. |
| | Medium | + | |
| | Long | + | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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HO7: Affordable Housing Targets

| Sustainability Objectives | Effect | | Comments |
|--|--|---|--|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population | <i>SEA Themes: Population, human health</i> | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + | More access for affordable housing for residents who require it. Encourages local population growth. |
| | Medium | + | |
| | Long | + | |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

| | | | |
|---|--------|---|--|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

| | | | |
|---|--------|---|--|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|---|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | + | More access for affordable housing for residents who require it. |
| | Medium | + | |
| | Long | + | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | 0 | Allows higher level of investment in local people which may have positive knock-on effects for the local economy. |
| | Medium | 0 | |
| | Long | 0 | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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HO11: Accessible and Adaptable Housing

| Sustainability Objectives | Effect | | Comments |
|--|--------|----|----------|
| Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i> | | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population <i>SEA Themes: Population, human health</i> | | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

| | | | |
|---|--------|--|--|
| Soil | | <i>SEA Themes: Soils</i> | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling | | <i>SEA Themes: Material assets</i> | |
| 5. To minimise waste and increase recycling. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality | | <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

| | | |
|---|--------|----|
| Heritage <i>SEA Themes: Cultural heritage</i> | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 |
| | Medium | 0 |
| | Long | 0 |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |

| | | | |
|--|--------|----|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | 0 | There is a development cost per unit involved which is viable. |
| | Medium | 0 | |
| | Long | 0 | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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HO14: Houses in Multiple Occupation

| Sustainability Objectives | Effect | | Comments |
|--|--------|---|--|
| Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i> | | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Health and Population <i>SEA Themes: Population, human health</i> | | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + | Helps to meet need for small affordable units. |
| | Medium | + | |
| | Long | + | |
| Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

| | | | |
|---|--------|---|--------------------|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | 0 | Negligible impact. |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

| Heritage | | <i>SEA Themes: Cultural heritage</i> | |
|---|--------|--|---|
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design | | <i>SEA Themes: Cultural heritage, population, human health</i> | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | + / - | HMOs come with their associated problems but appropriate design can help to mitigate issues. Longer term, hopefully more affordable housing to dilute HMO market – but is at this stage unknown. |
| | Medium | + / - | |
| | Long | ? | |
| Access to Services | | <i>SEA Themes: Material assets, population, human health</i> | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | Negligible impact. |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | + | |
| | Medium | + | |
| | Long | + | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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GD2: Design Certification

| Sustainability Objectives | Effect | Comments | |
|--|--------|----------|---|
| Biodiversity <i>SEA Themes: Biodiversity, flora and fauna</i> | | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | + | |
| | Medium | + | |
| | Long | + | |
| Health and Population <i>SEA Themes: Population, human health</i> | | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + | Secured by Design standards will have a stronger positive impact. |
| | Medium | + | |
| | Long | + | |
| Water <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | + | |
| | Medium | + | |
| | Long | + | |

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|---|--------|---|
| Soil <i>SEA Themes: Soils</i> | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | + |
| | Medium | + |
| | Long | + |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | |
| 5. To minimise waste and increase recycling. | Short | + |
| | Medium | + |
| | Long | + |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | + |
| | Medium | + |
| | Long | + |

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|---|--------|----|
| Heritage <i>SEA Themes: Cultural heritage</i> | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 |
| | Medium | 0 |
| | Long | 0 |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | + |
| | Medium | + |
| | Long | + |

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|--|--------|---|----------------------------|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | + | Housing Quality Mark. |
| | Medium | + | |
| | Long | + | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | + | |
| | Medium | + | |
| | Long | + | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | 0 | Cost but is not mandatory. |
| | Medium | 0 | |
| | Long | 0 | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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FP1: Sustainable Drainage

| Sustainability Objectives | Effect | | Comments |
|--|--|----|----------|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | + | |
| | Medium | + | |
| | Long | + | |
| Health and Population | <i>SEA Themes: Population, human health</i> | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

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|---|--------|----|--|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | ++ | Impact of not doing would be negative. |
| | Medium | ++ | |
| | Long | ++ | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|---|--------|----|---|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | ++ | Surface level SuDS systems, easy to maintain. |
| | Medium | ++ | |
| | Long | ++ | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | + | Cost to effectively implementing but longer-term benefits. |
| | Medium | + | |
| | Long | + | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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FP2: Flood Risk Management

| Sustainability Objectives | Effect | Comments | |
|--|--|----------|---|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | + | |
| | Medium | + | |
| | Long | + | |
| Health and Population | <i>SEA Themes: Population, human health</i> | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + | Indirect benefits. Consequences of not doing would be negative. |
| | Medium | + | |
| | Long | + | |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

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|---|--------|--|--|
| Soil | | <i>SEA Themes: Soils</i> | |
| 4. To reduce land contamination and safeguard soil quality. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Waste and Recycling | | <i>SEA Themes: Material assets</i> | |
| 5. To minimise waste and increase recycling. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality | | <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|---|--------|---|--|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | + | Risk if no policy. |
| | Medium | + | |
| | Long | + | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | + | Age well in light of Climate Change. |
| | Medium | + | Policy influence where we direct development, but also site layouts. |
| | Long | + | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | + | Non-residential element would be positive. |
| | Medium | + | |
| | Long | + | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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NH5a: Trees and Woodland

| Sustainability Objectives | Effect | Comments | |
|--|--|----------|--|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |
| Health and Population | <i>SEA Themes: Population, human health</i> | | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | + | |
| | Medium | + | |
| | Long | + | |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | + | Flood defences... natural attenuation benefits |
| | Medium | + | |
| | Long | + | |

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|---|--------|--|--|
| Soil | | <i>SEA Themes: Soils</i> | |
| 4. To reduce land contamination and safeguard soil quality. | Short | + | |
| | Medium | + | |
| | Long | + | |
| Waste and Recycling | | <i>SEA Themes: Material assets</i> | |
| 5. To minimise waste and increase recycling. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality | | <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | ++ | |
| | Medium | ++ | |
| | Long | ++ | |

| | | | |
|---|--------|----|---|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | + | Tree growth would help create spaces that work well and look well as well as enhance local distinctiveness. |
| | Medium | + | |
| | Long | ++ | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|---|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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NH5b: Tree-Lined Streets

| Sustainability Objectives | Effect | Comments |
|--|--|----------|
| Biodiversity | <i>SEA Themes: Biodiversity, flora and fauna</i> | |
| 1. To protect and enhance biodiversity in all areas and restore the full range of habitats and species to viable levels. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Health and Population | <i>SEA Themes: Population, human health</i> | |
| 2. To protect and enhance human health and wellbeing, meeting the needs of existing residents and encourage local population growth. | Short | ++ |
| | Medium | ++ |
| | Long | ++ |
| Water | <i>SEA Themes: Water, soils, biodiversity, flora and fauna</i> | |
| 3. To protect and enhance water quality, encourage water conservation and reduce flood risk. | Short | + |
| | Medium | + |
| | Long | + |

| | | | |
|---|--------|----|----------------------------------|
| Soil <i>SEA Themes: Soils</i> | | | |
| 4. To reduce land contamination and safeguard soil quality. | Short | 0 | Negligible. |
| | Medium | 0 | |
| | Long | 0 | |
| Waste and Recycling <i>SEA Themes: Material assets</i> | | | |
| 5. To minimise waste and increase recycling. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Environmental Quality <i>SEA Themes: Air quality, climatic factors, human health, soils, water</i> | | | |
| 6. To maximise the quality of environmental conditions by limiting noise and air pollution reducing greenhouse gas and carbon emissions and maximising the potential for renewable energy production. | Short | + | Benefits are realised over time. |
| | Medium | + | |
| | Long | ++ | |

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|---|--------|----|--|
| Heritage <i>SEA Themes: Cultural heritage</i> | | | |
| 7. To preserve and enhance areas and buildings designated for their historic and / or archaeological interest and protect their settings. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Good Design <i>SEA Themes: Cultural heritage, population, human health</i> | | | |
| 8. To create places, spaces and buildings that work well, age well, look well and which enhance the diversity and distinctiveness of the local character and landscape. | Short | + | |
| | Medium | + | |
| | Long | ++ | |
| Access to Services <i>SEA Themes: Material assets, population, human health</i> | | | |
| 9. To improve access to all services, taking into consideration inequalities relating to age, gender, disability, race and faith. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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|--|--------|----|--|
| Housing <i>SEA Themes: Population, human health</i> | | | |
| 10. To address the causes of deprivation and ensure everyone has access to decent, appropriate and affordable housing. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Travel <i>SEA Themes: Air quality, climatic factors, population, material assets</i> | | | |
| 11. To reduce the need to travel and increase the use of sustainable methods of transportation. | Short | + | Works as part of wider aspirations for regeneration and active travel. |
| | Medium | + | |
| | Long | ++ | |
| Skills <i>SEA Themes: Population, human health, material assets</i> | | | |
| 12. To improve access to skills, knowledge and education to ensure that people can gain access to appropriate and satisfying work. | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |
| Investment <i>SEA Themes: Population, human health</i> | | | |
| 13. To support and grow the local economy, increase investment in people, equipment, employment, infrastructure and other | Short | 0 | |
| | Medium | 0 | |
| | Long | 0 | |

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| assets ensuring that economic and employment centres remain efficient and viable. | | | |
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